

# COASTAL ZONE INFORMATION CENTER

# COASTAL ZONE DEVELOPMENT IN LOS ANGELES COUNTY: AN ANALYSIS OF THE SOUTH COAST REGIONAL COMMISSION'S FIRST YEAR

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COASTAL ZONE DEVELOPMENT IN  
LOS ANGELES COUNTY:  
AN ANALYSIS OF THE SOUTH COAST  
REGIONAL COMMISSION'S FIRST YEAR

by

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## PREFACE

The development of the coastal lands of Los Angeles and Orange Counties have been subject to the control of the South Coast Regional Commission since the beginning of 1973. Between that time and now it has received and acted upon over 2,000 applications to develop new structures and facilities or modify existing ones in the coastal portions of the two counties. In order to provide information about the regulation of coastal development to the public and interested parties, the Sea Grant Marine Advisory Program, University of Southern California, in cooperation with the South Coast Regional Commission, has established a system for reporting the number, type and disposition of permit requests.

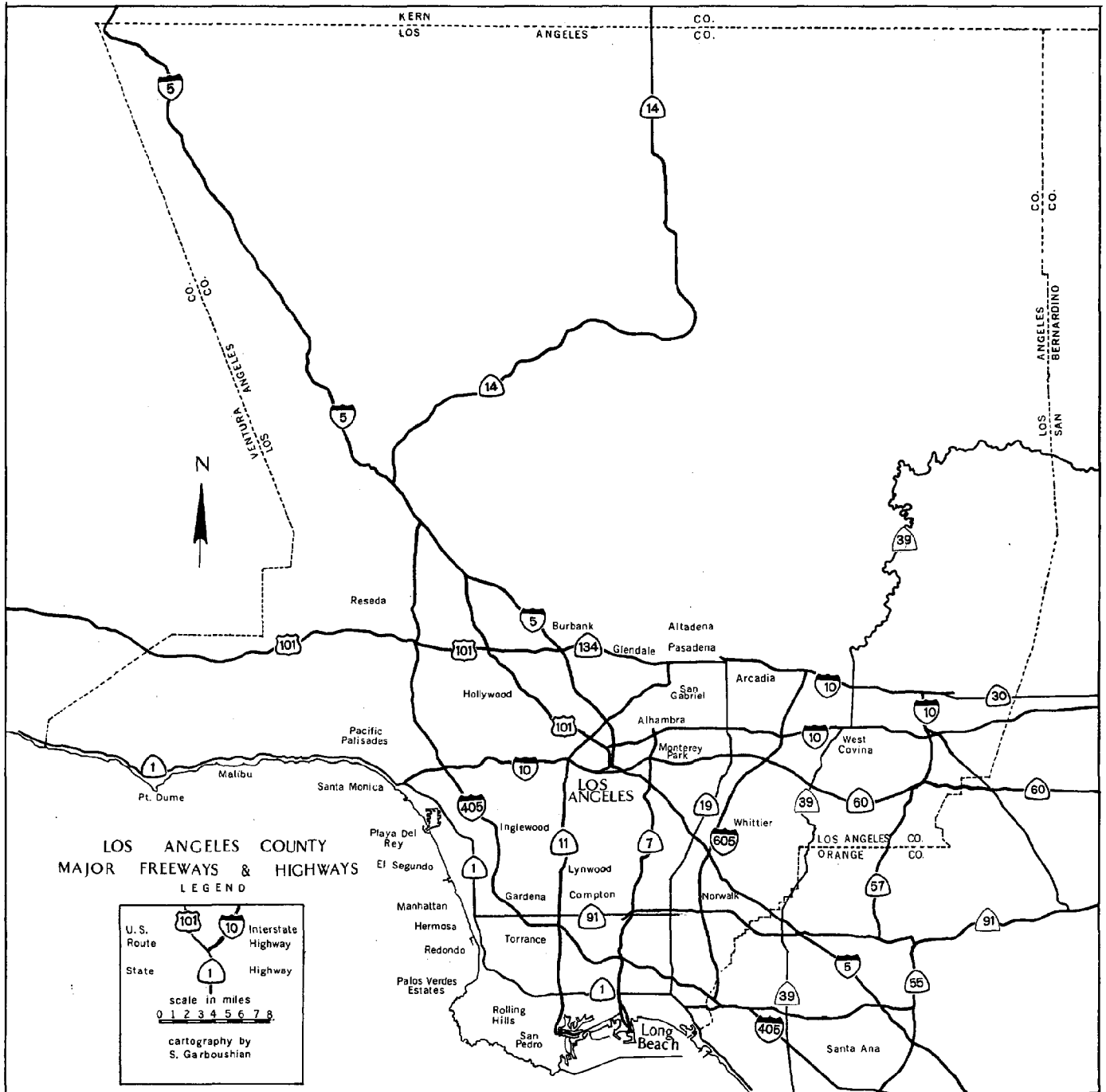
Permit activities are periodically reviewed so that 26 categories of information pertaining to each application and its history are recorded and stored on computer tapes.\* These tapes can be used to ask and answer a variety of questions concerning the nature of the permit requests, their location, decisions by the Commission and appeals to the California Coastal Zone Conservation Commission. This report, drawing from the above data, has been designed to analyze trends and patterns, as well as provide a detailed breakdown of permit requests and Commission actions during the first year of its operations.

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\* A list of the information categories utilized in the reporting system is included in Appendix A.

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## INTRODUCTION

California's coastline stretches almost 1100 miles from the Mexican border on the south to the Oregon state line on the north. Concern among citizens and groups over the future of this ecologically fragile land-water interface began to coalesce in the 1960's around the idea of some type of regulatory agency to exercise control over coastal development. As support for such a mechanism grew, attempts were made to gain passage in the state legislature for a coastal zone management system which would require greater attention be given to environmental values. These efforts, however, failed in the 1970, 1971 and 1972 sessions of the California legislature. After this series of defeats, environmental groups organized to take the issue directly to the voters of the state through the initiative process. The necessary petition signatures were obtained to put a measure, Proposition 20, on the state-wide ballot in November, 1972. In turn, the Coastal Zone Conservation Act was approved by 55 percent of the voters and became the law of the state.

Under provisions of the Act, a State Coastal Zone Conservation Commission and six Regional Commissions became operative on February 1, 1973. These agencies were given the responsibility for regulating the use and establishing a plan for the 1,072 miles of mainland shoreline, excluding San Francisco Bay\* and coastal islands. The six commissions, each including one or more coastal counties, possess authority to regulate coastal land use through a permit system. The Act states that all developments or modifications on structures or land from the mean high tide line, landward for 1000 yards requires a "permit authorizing such development from the regional commission and, if required by law, from any city, county, state, regional or local agency" (Section 27400). This new set of agencies added an additional step to the pre-existing process of approving land and water use permits in the coastal zone. For example, a developer seeking to build an apartment complex within the permit zone still must satisfy all zoning and other requirements of the city or county territory where the project is located. After approval by the city or county, an application for development can be made to a regional commission. Yet another step is possible under the Act. Appeals from either favorable or unfavorable decisions by a

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\* A separate agency, the Bay Area Conservation and Development Commission is responsible for regulating land fill and diking in a 100 foot zone around the Bay.



regional commission can be taken to the State Coastal Zone Conservation Commission.

A great deal of controversy existed during the 1972 campaign on Proposition 20 about the effect on coastal development and regional economies of a set of agencies mandated to take environmental considerations into account in considering land-use permit applications. Even though the six regional commissions and a state commission have been operating for almost two years, their impact is still a matter of speculation. No studies have been made to identify the patterns of development within the 1,000 yard permit strip. Not even detailed tabulations or permit requests and their disposition are readily available to allow comparisons among different portions of the state's coast. The South Coast Regional Commission activities in Los Angeles and Orange Counties constitutes one exception to this data gap.

The 1973 Annual Report of the State Commission indicates that 6,236 permit applications were filed with the regional commissions during that year. Just under 40 percent of these, or 2,456, were submitted to the South Coast agency. A total of 958 or 39 percent were filed for developments in Los Angeles County. As a starting point in devising methods of describing and analysing coastal development under the regulations of the Coastal Zone Conservation Act of 1972, this report will look in detail at permit activities within Los Angeles County during 1973. It is hoped that the design of this study will provide a format that can be of use in other regions of the state and for the state as a whole. In addition, the report will provide 1973 baseline data for Los Angeles County against which both past and future years can be compared.

Two scales of analysis will be used in the study. Initially, data is reported for the coastal permit zone of Los Angeles County as a whole. This will provide an over-all picture of the developments that were approved or denied during the year and the type of procedures used by the commission in making its decisions. This will be followed by a description of permit actions in terms of the boundaries of coastal cities and major unincorporated communities of the county. A look at these subareas, over which ten city governments and the county board of supervisors previously exercised final land use control, will allow a comparison of the 1973 permits with the existing character of each area and a comparison among various sections of the coast for similarities and differences in permit patterns.

The first part of the report, treating the permit zone of Los Angeles County as the unit of analysis, will include several sections.

A description of the Commission, its work force, and permit application procedures is presented to familiarize readers with the South Coast Regional Commission. A second section reviews the number and type of permits received by the Commission; the location of projects within the permit area; the present use of land in permit application; and the procedures used in granting permits. This review is followed by an analysis of the permit data. The County analysis is followed by a discussion of permit activity within the 10 cities and 3 unincorporated regions of Los Angeles County. A complete breakdown of permit activity, project type, present use of land, and decision procedures for each city is included.

## THE SOUTH COAST REGIONAL COMMISSION AND THE PERMIT PROCESS

The South Coast Regional Commission's authority extends for almost 50 miles. From Pt. Dume to Long Beach, landward for 1000 yards, and seaward for 3 miles, the Commission is jointly responsible for the development of an area commonly designated as the Coastal Zone. The jurisdiction of the South Coast Commission includes 200,000 people and an area within the territorial boundaries of ten cities and three unincorporated areas of the County.

### 1.0 The Commission and Their Staff

The South Coast Regional Commission is served by 12 Commissioners and 12 staff members. Article One of the Coastal Zone Conservation Initiative established the following qualifications and procedures for the selection of Commission members from 6 categories.

- |    |   |           |
|----|---|-----------|
| 1. | One Supervisor from each county   | (2)       |
| 2. | One city councilman from the City of Los Angeles selected by the president of such city council | (1)       |
| 3. | One city councilman from Los Angeles County from a city other than Los Angeles                  | (1)       |
| 4. | One city councilman from Orange County  | (1)       |
| 5. | One delegate to the Southern California Association of Governments                              | (1)       |
| 6. | Six representatives of the public   | (6)       |
|    | Commission members  | <u>12</u> |

All county supervisors were selected by the board of supervisors which they represent. City council representatives were chosen by the city selection committee except for the representative of the Los Angeles City Council. Delegates from the regional agencies were chosen by

their respective agencies. Public representatives were selected equally by the Senate Rules Committee and the Speaker of the Assembly of the California State Legislature and the Governor.

The following individuals were appointed Commissioners for the Coastal Zone of Los Angeles and Orange County with their tenure in office set to expire on January 1, 1977.

<u>Name</u>	<u>Appointed By</u>	<u>Representing</u>
Donald B. Bright, chrnm	Governor	public represen- tative
Ralph A. Dietrich*	Board of Super- visors	Orange County
Rimmon C. Fay	Senate Rules Committee	public represen- tative
James A. Hayes	Board of Super- visors	Los Angeles County
Arthur J. Holmes	City Selection Committee	City Council, San Clemente
Louis R. Nowell	L.A. City Council	City Council Los Angeles
Donald W. Phillips	Governor	public represen- tative
Robert F. Rooney	Senate Rules Committee	public represen- tative
Judy Rosener	Speaker of Assembly	public represen- tative
Russ Rubley	City Selection Committee	City Council, Long Beach
Carmen Warschaw	Speaker of Assembly	public represen- tative
Donald E. Wilson*	So. Calif. Assoc- iation of Gov'ts	So. Calif. Assoc- iation of Gov'ts

Proposition 20, the Coastal Zone Conservation initiative, charged the state and regional commissions with two main

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\* Mr. R. Dietrich replaced the deceased County Supervisor, Ronald Caspers, and Mr. Wilson replaced Mr. J. Reidy. Both the late Mr. Caspers and Mr. Reidy were members of the Coastal Commission in 1973--the year this report is largely concerned with.

responsibilities: developing a comprehensive plan for the Coastal Zone and regulation of development through a permit process. To assist the South Coast Regional Commissioners with their responsibilities, a 12 member staff has been retained. Captain M. J. Carpernter (U.S.N. ret.,) serves as the Executive Director of the Commission. He is assisted by a Deputy. In addition to these individuals, 10 planners are on the staff. Their activities are divided between the two major responsibilities of the Commission. Five planners are involved with the development of the comprehensive plan. The remaining staff planners are primarily responsible for reviewing and processing permit applications.

Upon receipt of an application it is examined to insure all pertinent supporting documents are included. If the application is complete, it is accepted for initial screening.

In the initial screening process the Deputy Director checks the application to see if geological, soil, or environmental impact reports are needed. It is at this juncture where an application is classified as a public hearing, consent calendar, or administrative item. After classification, Commission hearing on the application is required. within 90 days.

Staff members make another review of all applications at least 7 days before the scheduled hearing date. The permits are checked for any remaining questions concerning the documentation, and pertinent local agencies are contacted to insure no new regulations or building code changes have occurred. If problems emerge, the planners contact the applicant. Prior to the permit hearing by the Commission, the entire staff meets to discuss all applications and make their recommendation to the Commissioners.

The South Coast Regional Commission met 42 times to discuss and vote on permit applications between February and December, 1973. Most of the meetings were held in Long Beach, but other sites have been used. In 1974, Long Beach was used for permit meetings, but hearings on drafts of the planning elements were held in all sections of the Commission's jurisdiction. Permit meetings usually take a full day. Working sessions lasting 9 hours are frequent.

The Coastal Zone Conservation Initiative established several specific criteria to guide Regional and State Commission action on permit applications. Section 27402 declared that no project may:

1. have a substantial adverse environmental/ecological

2. impact on the Coastal Zone; or  
restrict access to publicly owned or used land or facilities.

All projects must also ensure:

1. "access to publicly owned or used beaches, recreation areas and natural reserves is increased to the maximum extent possible by appropriate dedication;
2. adequate and properly located public recreation areas and wildlife preserves are reserved;
3. provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon coastal zone resources;
4. alterations to existing land farms and vegetation, and construction of structures shall cause minimum adverse effect to scenic resources and minimum danger of floods, landslides, erosion, siltation, or failure in the event of earthquake."

## 2.0 The Permit Approval Process

The area over which the coastal commissions in California have authority to review, deny and approve permits for development is identified as the Coastal Zone. Proposition 20 gave each local coastal commission the power to grant permits within a 1000 yard strip of land that extended from the mean high tide line, landward. Within the 1000 yard boundary, the local coastal commissions actually share authority for development with the local city or county whose boundaries include the coastal area and the State Coastal Commission.

All applications to the local coastal commissions must first be approved by the appropriate local government agencies. This means, for example, developments in Los Angeles or Santa Monica must have the approval of zoning offices in those cities. If the local city approves a development proposal in concept an application can be made for a permit from the Coastal Commission.

There are four separate procedures an application could follow in seeking approval from a coastal commission:

2.1 Public Hearing Procedures - The public hearing process can extend for a period of 150 days. The procedure begins with the submission of an application. Within 90 days a public hearing on the project must be held. At least 15 days before the hearing the execu-

tive director of the commission must prepare a summary of the application and deliver it to all parties concerned with the application. Sixty days after the public hearing, the commissioners must decide whether to grant or deny the application. A fee of \$250 per public hearing application is required.

2.2 Consent Calendar - Applications that will have a minor impact on the environment of the coastal zone can be grouped and handled as one application by the regional commission. The executive director prepares the consent calendar and only by request of three commissioners can any item be removed from the consent calendar. Items removed, then become public hearing applications, and follow the procedures outlined in section 2.1. Applications placed on the consent calendar require a \$50 filing fee.

2.3 Administrative Permits - Administrative permits are applications approved by the executive director of the coastal commission. An administrative permit must satisfy at least ONE of the following conditions:

- 2.3.1 Repairs and maintenance worth less than \$25,000 to existing facilities;
- 2.3.2 Other developments costing less than \$10,000. (An application fee of \$25 must accompany all administrative permit applications).

2.4 Emergency Permits - Emergency permits are granted when life or property is threatened and immediate corrective action is dictated. The executive director can grant the permit, and if possible, is required to consult with the commission chairperson prior to action. Following the executive director's approval, a formal application following one of the three procedures stated above must be filed within five working days.

### 3.0 Appeals to the State Commission

Section 27423 of the Coastal Zone Conservation Act\* provided any person "aggrieved by approval of a permit by the Regional

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\* California Public Resources Code, Division 18, California Coastal Zone Conservation Commission.

Commission" with the right to appeal to the State Commission. This same protection is afforded applicants who have had their applications rejected by a regional coastal commission.

The State Commission has the authority to "affirm, reverse, or modify the decision of the regional commission." The State panel can also refuse to review any appeal "that it determines raises no substantial issues."

#### 4.0 The Framework of this Report

4.1 Boundaries - All of the permit applications discussed in this report were submitted for work in Los Angeles County. The boundaries of Los Angeles County used for this report were the territorial limits of the County.

In the analysis of the permit decisions of the South Coast Regional Commission in Part II, involving sub-areas of the county, the boundaries of 9 cities and 3 unincorporated areas are utilized. These sub-areas are identified by a map on pages 12-13, and include the following places:

##### Unincorporated Communities

Los Angeles County  
Malibu  
Marina del Rey\*  
El Porto

##### Municipalities

Los Angeles City  
Pacific Palisades  
Playa del Rey  
Venice  
San Pedro  
Wilmington

##### Municipalities

Santa Monica  
El Segundo  
Manhattan Beach  
Hermosa Beach  
Redondo Beach  
Torrance  
Palos Verdes Estates\*\*  
Rancho Palos Verdes \*\*  
Long Beach

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\* Marina del Rey - the data for Marina del Rey includes not only the area unincorporated administered by the County, but the area within the City of Los Angeles, East of Lincoln Boulevard to the 1000 yard limit from the mean high tide line. This small area was included for ease of analysis and actually allows a more thorough examination of the area commonly labeled as Marina del Rey.

## 4.2 Definitions

For purposes of analysis, a series of terms are used in this report to describe various aspects of Commission activity. A short description of each term is presented here to familiarize readers with the terminology used.

### 4.2.1 Present Use and Project Type

Each application to the South Coast Regional Commission must contain information not only describing the nature of the project planned, but the existing use of the land listed in the applications. The description of the nature of the project is identified as project type. Nine categories to catalogue project type were created: commercial; industrial; single family residence; multi-family residence; public utility; recreation; dredging; demolition; other.

Existing use of land at the time of a permit application is identified in their report as the "present use" of the land. These categories are the same as those used for project type with two exceptions. "Dredging" and demolition" are dropped and "vacant" and "agricultural" are added.

The categories are defined in the following manner:

4.2.2 Commercial - Commercial projects include all businesses not involved in a manufacturing process.

4.2.3 Industrial - Any land or project used in a manufacturing process is classified as an industrial property.

4.2.4 Multi-Family Residences - Structures with more than 1 separate living unit are classified as multi-unit residences.

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\*\* Palos Verdes Estates and Rancho Palos Verdes - the city of Rancho Palos Verdes was incorporated during the first year of the Coastal Commission. All permit applications received before incorporation were joined with applications from the City of Palos Verdes Estates and labeled "Palos Verdes Peninsula." This cataloging necessarily limits certain, but not all observations for the cities of Palos Verdes Estates and Rancho Palos Verdes. The error is being corrected, and the two year report will completely separate all of the preincorporation permits.



4.2.5 Public Utilities - All activities designated by a city, county, state or federal agency as a public utility or private utilities were considered utilities in this report. Water and power projects, street maintenance programs, etc., are examples.

4.2.6 Recreation - Any public or private requests for development of projects designed for leisure activities were classified as recreational use or projects. These proposals may include a private tennis court, a bike path, recreational vehicle park, or the extension of a pier.

4.2.7 Agricultural - Any parcel of land which is currently tilled is considered agricultural land.

4.2.8 Vacant - Land, not involved in any process and/or upon which no structures are standing, is classified as vacant land.

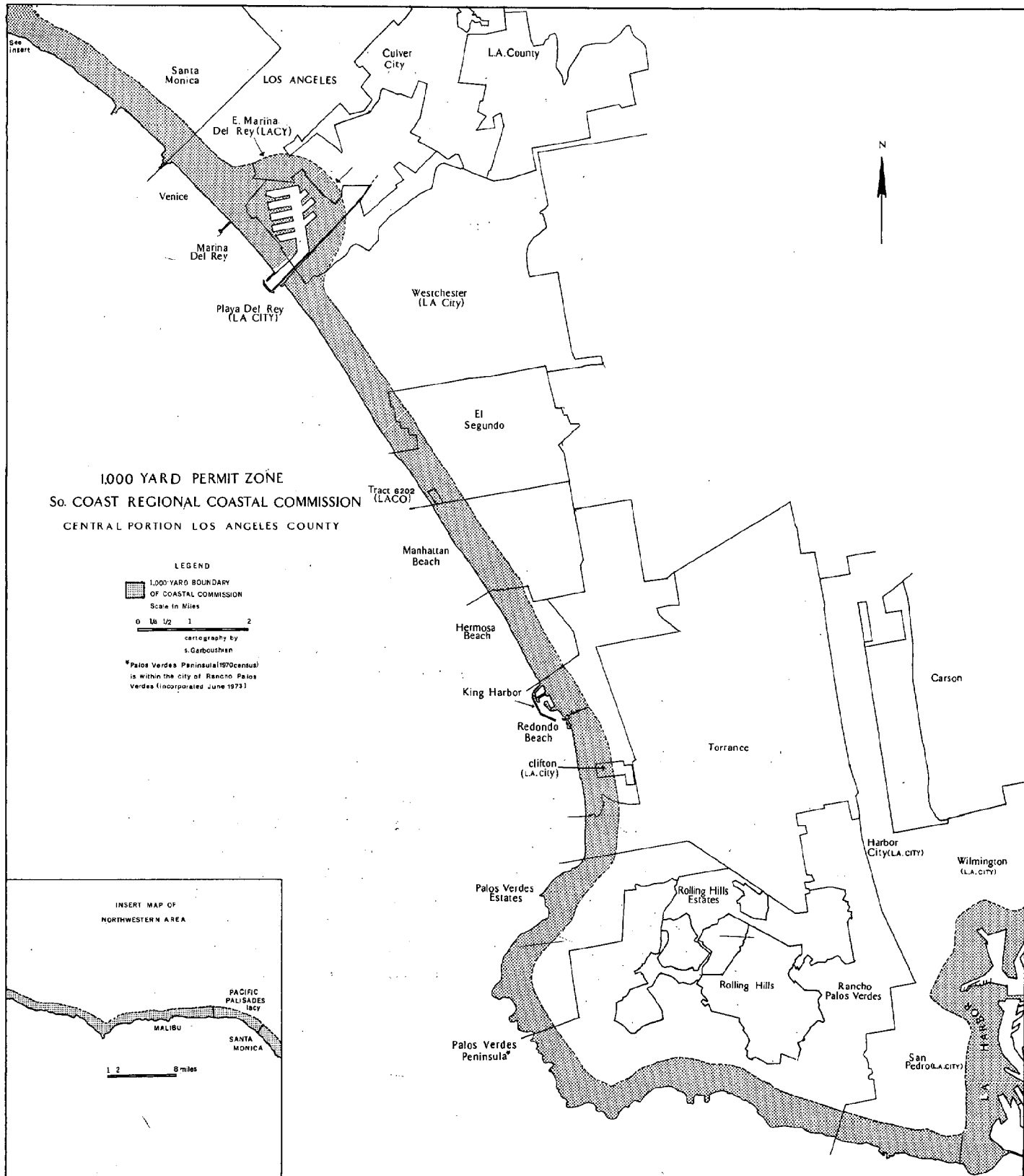
4.2.9 Demolition - Demolition projects involve the destruction of existing buildings.

4.2.10 Dredging - Any filling, diking or dredging of any land mass, submerged or not submerged, was considered a dredging project.

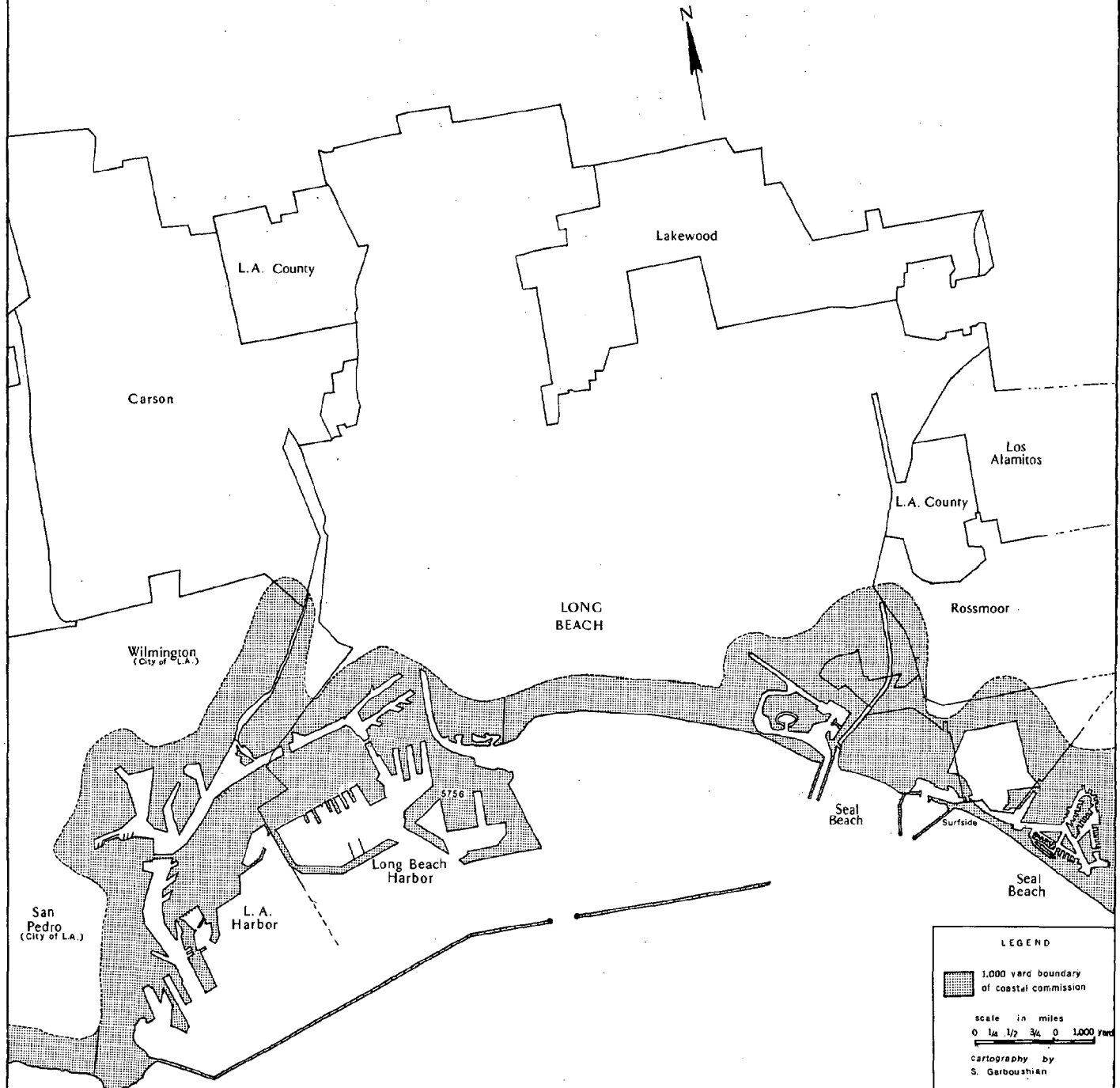
4.2.11 Other - This final project type category was created to classify all residual proposals not described by the other existing classifications.

## 5.0 Missing Observations

This report is concerned with 931 applications acted upon by the Coastal Commission. In some tables data on fewer than 931 applications is presented. These missing observations are a function of error from at least 3 sources. Some of the missing observations are a result of mistakes in recording information. In other instances, applications may have been incomplete. Some of the information presented in this report was not required for completed applications to the Commission and other categories became requirements after February, 1973. Despite these sources of error, the number of permits with a complete set of information still allows for a discussion and analysis of outcomes.



1000 YARD PERMIT. ZONE  
 SO. COAST REGIONAL COASTAL COMMISSION  
 SOUTHERN PORTION OF LOS ANGELES COUNTY



## THE COMMISSION AND THE COASTLINE OF LOS ANGELES COUNTY

### 1.0 A Demographic Snapshot\*

The portion of Los Angeles County over which the South Coast Commission regulates coastal development contains 200,000 residents. This population is located within the boundaries of ten cities and 3 unincorporated communities. The cities range in population size from Los Angeles with 2,816,061 and Long Beach with 358,633 to El Segundo with 15,620 and Palos Verdes Estates with 13,641. From another perspective, as Table 1.1 indicates, there are substantial differences in the percentage of a city's total population within the 1,000 yard permit zone, varying from 2 percent in Los Angeles to 70 percent in Hermosa Beach. Similar variations exist among cities in the proportion of their total land area located in the permit zone.

In racial composition, 2.2 percent of the population is Negro and 10.6 is of Spanish Heritage. Both figures are well below their percentages of the overall county population which are 10.8 and 18.5 respectively. Median family income along the coast is \$11,924 but ranges from \$23,938 in Palos Verdes Estates to \$8,388 in the Venice district of Los Angeles City. A comparable range is also present in housing and rental values.

These differences are not randomly distributed but reflect significant variations in how cities have "packaged" their coastal areas. Some communities, such as Palos Verdes Estates, are almost exclusively residential. The port section of Los Angeles is heavily industrialized. Hermosa Beach has a distinct beach-recreation orientation. Portions of Long Beach and Marina del Rey have intensive commercial-marine recreation-residential mixes. Thus the coastal zone over which the Commission exercises its permit authority varies from the rest of the county in a number of socio-economic characteristics and, equally important, sections of the coast differ substantially from one another.

### 2.0 Summary of Permit Activity: 1973

#### 2.1 Number and Types of Permit Applications

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\* All demographic and census information cited in this report is from Symonds, Warren, and Stallard's Statistical Handbook of Coastal Zone Socio-Economic and Housing Characteristics: Los Angeles County, USC Sea Grant Program: 1974.

# COASTAL STUDIES INFORMATION COMMUNIQUE



MARINE ADVISORY PROGRAM • SEA GRANT PROGRAM • UNIVERSITY OF SOUTHERN CALIFORNIA

## **Public Participation Encouraged for EIS Review**

*Editor's Note: Within the near future, the Bureau of Land Management will be releasing its First Draft, Environmental Impact Statement concerning Southern California Offshore Leasing for hydrocarbon production for public scrutiny. In an attempt to stimulate and facilitate public participation in the approaching review period, Lawrence Leopold, Resources Specialist of the USC Sea Grant Marine*

*Advisory Program requested the Office of the Mayor of Los Angeles, Seashore Environmental Alliance (SEA), Western Oil and Gas Association, and the Bureau of Land Management to respond to the following topics:"*

*"For maximum currency and impact it should discuss the question of how the public can best address themselves to two major points.*

*1) By what means, methods and mechanisms, can individuals effectively participate in the Review and Comment processes afforded by the Environmental Review devices?*

*2) What concepts, procedures, topics and/or data do you suggest that the participants carefully consider during their own evaluation and input?"*

### **Office of the Mayor of the City of Los Angeles, The Honorable Tom Bradley**

*by Norman Emerson, Executive Assistant to the Mayor*

Mayor Bradley has asked me to answer the questions you have raised concerning oil development on the Outer Continental Shelf off the coast of Southern California. You asked how individuals can participate in bringing scrutiny to bear on this matter, and what specifics they might stress in their efforts.

Early last summer, Mrs. Shirley Solomon was rallying citizens in Southern California under the banner of the Seashore Environmental Alliance (SEA). She had requested that Mayor Bradley permit his name to appear on the organization's letterhead. The Mayor declined the request, sending the following letter.

*"I am writing you to commend the role that S.E.A. is playing in the question of drilling on the outer continental shelf off Southern California. As you know, I am equally concerned that current federal plans to open our offshore areas to drilling may be moving more quickly than circumstances merit. We are most concerned with potential impacts on the California coastline before the Coastal Zone Conservation Commission can adopt its plan, under the provisions of Proposition 20, and the lack of a national policy and priorities for exploitation of all of*

*America's offshore reserves.*

*Recent events have demonstrated that a single-minded federal government in Washington desperately needs balancing by other levels of government, and above all, by the people themselves. While we in local government can call for conscionable federal policies concerning the exploitation of national resources, we will only be heard if we are speaking in behalf of an articulate and widespread public opinion. In informing and focussing this opinion, you are performing a role essential to the interests of all the people of Los Angeles. Together we may succeed in bringing reason to bear on this matter of such great importance to the citizens of Southern California."*

There is a clear distinction between the roles to be played by local government and by the citizens themselves; and the citizens most probably carry the greatest potential influence. Parallel efforts by both can contribute to enhanced effectiveness but an isolated effort by local government, alone, would be unlikely to succeed without citizen support—while citizen movements often succeed in spite of a contrary local governmental posture.

An effective program for citizens must seek greater and greater numbers of well-informed and active participants. There is no substitute for numbers if you are seeking to influence the many levels of government. In turn, a growing effort spawns better and better information—the truth can only be obscured by exclusivity and hasty action by those who would impose their judgment upon it.

As to what specifics citizens might best concern themselves with, the Mayor feels that there is a unique important role for them to play. Citizens can think "unthinkable thoughts" out loud, and often these very thoughts reveal the heart of the matter. Once expressed, they cannot be hidden away again. Therefore, public hearings have recently taken on a new importance in American decision-making.

Finally, citizens should not be disheartened by the prospect of weighing many volumes of technological data. Often the crux of the real issue lies outside such studies, and will reveal itself to any competent person after a thoughtful and honest consideration of the various simplified materials now available, representing the spectrum of opinion on the matter.

## **Western Oil & Gas Association - by Arthur O. Spaulding, Petroleum Consultant**

The United States Department of the Interior is currently involved in the steps required by the National Environmental Policy Act precedent to the sale of federal oil and gas leases off the Southern California coastline. With no delays, the sale may take place in mid-1975, a year and a half after it began.

Most of the publicity about the impending sale has related to the opposition which the sale has engendered, and the ways and means by which the sale might be forestalled or, at the very least, delayed. Very little has been written on why the sale is considered, by some, absolutely essential to the welfare and economy of the United States.

Since 1970, United States dependence on foreign oil has risen from 23% to 38%, largely as a result of diminishing internal supplies and accelerating demand. As a consequence, the United States now finds itself in the embarrassing and subservient position of relying upon others for an appreciable part of its very lifeblood—energy. The Arab embargo of last winter brought the implications of such dependence and its attendant hazards and discomforts squarely into focus.

Current demand for oil in the United States is about 16.5 million barrels per day, of which about six million B/D come from foreign sources. In the western United States, demand is now averaging about 2.4 million B/D; in 1980 it is expected to rise to 3.4 million B/D and in 1985 to 4 million B/D.

These projections give effect, on the one hand, to reduced growth rates in consumption brought about by conservation measures and higher prices and, on the other hand, to the effects of natural gas supply shortages. In the next decade, as natural gas supplies diminish, natural gas markets must be converted to fuel oil.

The demand projections outlined above should be compared with supplies available from domestic sources. In the future, Alaska may be counted on to provide 1.6 million B/D in 1980 and 2.2 million B/D in 1985. The other principal western source is California, where production is estimated at 800,000 B/D in 1980, and 650,000 B/D in 1985. If these supply sources are combined with other supplies of lesser importance, a shortage of 700,000 B/D in 1980 and 800,000 B/D in 1985 from domestic oil reserves is obvious.

The question may then be asked, "What are we going to do to satisfy this demand?" Are we going to continue to buy oil from others, chiefly the Arabs and other Middle Eastern nations, or are we going to make up our supply deficits from our own sources, or must we curtail our use of petroleum to the point of economic stagnation? The choices are that simple.

If we rely upon foreign countries, the results are predictable. By 1985 the United States will be depending upon others for half or more of her energy requirements. At

current prices, the outflow of dollars will be measured in tens of billions, and more inflation is inescapable as dollars are printed to make up deficits. It is inevitable that most of us will be working for oriental potentates who may choose at will to disrupt our economy by shutting off our oil supplies.

On the other hand, we may choose to solve our dilemma by resorting to two devices: first, by being conservative with our diminishing energy supplies, and second, by developing new supplies as fast as we can. In the energy markets of the United States, there is no substitute for petroleum for at least the next decade, so our efforts must be aimed at saving fuel and finding new oil and gas fields. The Outer Continental Shelves of the United States are the last remaining frontiers where truly vast new supplies may be found; hence the importance of Outer Continental Shelf lease sales.

To conclude, the reason why the sale of OCS leases has been proposed is that a very serious energy supply problem has developed in the United States since 1970. Without new supplies, the U.S. is in grave danger of becoming a fourth rate power in international relationships. The reason why an OCS lease sale has been proposed off Southern California is that the area possesses the promise of containing oil and gas reserves of such size that our dependence on foreign oil should be materially reduced.

### **Position Paper from SEA**

The Seashore Environmental Alliance - SEA is a coalition of citizens and citizens' groups who are concerned about protecting and preserving our California Coastline as the unique recreational resource it presently is. SEA's position with regard to the proposed development of the Southern California Outer Continental Shelf is that the oil and gas reserves which may be under the shelf represent a finite amount of potential energy supply which should only be developed in the case of a national emergency declared by the Congress.

SEA's approach to the entire question of offshore drilling in Southern California has been to maximize citizen awareness, knowledge and participation in the decision-

making process. This citizen participation has also taken the form of a grassroots watchdog agency overseeing the role and performance of the many levels of public agencies involved with the issue of offshore drilling. SEA's efforts have resulted in the initiation of litigation undertaken by the State of California against the Department of Interior, the object of which is to enjoin further action on the outer continental shelf leasing program until N.E.P.A.- required comparative environmental studies are undertaken and completed. SEA has also galvanized public opinion throughout Southern California. During the Labor Day weekend alone over 200,000 signatures were gathered on petitions opposing

offshore drilling. Additionally SEA has successfully participated in efforts resulting in the introduction and passage of resolutions of support by many local and statewide legislative entities. In September a subcommittee of the United States Senate held hearings in Los Angeles concerning the need for offshore drilling. These hearings were held at least partially in response to the public outcry generated by SEA's efforts to alert Southern Californians to the threat posed to their shoreline by offshore drilling. This record of accomplishment established in approximately four months is especially noteworthy in view of the fact

*(Continued on page 3)*

that every single hour of effort expended on behalf of SEA has been volunteered time. Much of this volunteer effort has drawn upon the time of scientists, businessmen and lawyers all of whom have given freely of their time and expertise. However, the wholly volunteer nature of SEA and other similar grassroots citizens' groups imposes rather severe and strict limitations upon the means, methods and mechanisms available by which they can effectively participate in the Review and Comment processes afforded by Environmental Review devices. Published reports have indicated that the Western Oil and Gas Association has had a budget in excess of \$400,000 available to it for its use in preparation of an independent Environmental Impact Statement. \$400,000 can pay for the salaries of many public relations experts as well as the consulting fees of scientists, engineers and geologists. SEA has not had sufficient funding to hire a typist much less scientists, petroleum engineers and geologists. Such is often the plight of grassroots citizens' efforts and their failure to send forth a col-

umn of scientists and oil drilling experts to testify at public hearings and to submit extensive and technical reports as input is not for lack of desire or motivation to participate in the reviewing process in a meaningful fashion-it is simply for lack of ability to hire the necessary expertise.

This inability to make effective use of the kind of professional expertise needed for meaningful and effective participation in the Review and Comment processes presents the reviewing agency-in this instance-the Bureau of Land Management of the Department of Interior with a unique and difficult situation. How can the technical input of the Western Oil and Gas Association, to the effect that drilling is necessary and relatively safe, be evaluated with and compared to the essentially non-technical input of SEA to the effect that any measurable threat to our shoreline should be eliminated prior to development of the O.C.S.? Such a comparison of apples and oranges may create a satisfactory fruit salad, but it does little to provide a basis for resolving the basic issue to drill or not to drill?

The conclusion is therefore inevitable that SEA can most effectively participate in the Review and Comment process by doing that which it can do best-providing a means by which the interests of the people of Southern California can express their views and their desires with respect to offshore drilling. SEA will digest and analyze the draft E.I.S. and compare its contents with the extensive list of subjects for inclusion which we submitted to the B.L.M. early in August. Rather than approaching the E.I.S. in a narrow technical context, SEA will direct its efforts toward ensuring that the broad questions of the need for immediate development of our O.C.S. and the existence of alternatives to such development have been treated extensively and in dispositive fashion from a national perspective-for until questions of energy supply, demand and availability are evaluated nationally, a decision regarding drilling off Southern California's shoreline would be premature and without proper legal basis.



### **Bureau of Land Management, Pacific OCS Office**

*by Harold R. Martin, Acting Manager*

Thank you for your letter of September 6th regarding our program, specifically the activities associated with the preparation of the draft environmental impact statement.

In terms of the timeframe for the impact statement and any lease offerings, we feel it will take approximately ten months to complete all phases. The draft environmental impact statement will be sent to Washington, D. C. in December, and will be published sometime in the late winter. Hearings will be held in the spring resulting in an issuance of the final environmental impact statement in the late spring. A decision as to whether or not to hold a sale will not be made until at least by the summer of 1975.

In answer to your question regarding individual involvement in the review and comment phases of the draft environmental impact statement, we are pleased to inform you that the processes are already in operation. To date we have contacted both private and public organizations and have requested that they appoint an official des-

ignee to review our work and to provide input into our studies. The private organizations include conservation, environmental and other interested groups.

Their designees have expertise in the subject areas addressed by the environmental impact statements. The public organizations include all levels of government ranging from affected federal agencies, state organizations, regional offices to county and local governments. Again, staff specialists have been appointed as contacts.

All designees from both the public and private organizations will review the project, provide input and will also review the draft statement in our office prior to sending it to Washington, D.C.

True this approach has not been directed to the unrepresented citizen, but public meetings on the program have been held, and other meetings are planned within the near future. A public hearing will also be

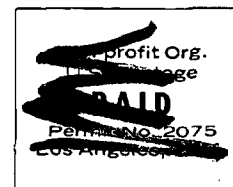
held on the draft statement thus providing still another opportunity for citizen participation.

The public input should fall into two groups. First, all are asked to review the working outline of the draft statement and to comment as to its adequacy, comprehensiveness, and completeness. Secondly, the designees will review the written text and discuss it with the responsible staff member.

*Editor's Note: Accompanying this response from the BLM were maps and a working outline for their Draft Environmental Impact Statement due later this year. It would have been impractical to present this appended data within the confines of this newsletter. Therefore, these documents are available for public review at our Marina del Rey office located at 4676 Admiralty Way, Suite 1102. (213) 822-1648. They are also available from the Los Angeles Office of the Bureau of Land Management.*



# COASTAL STUDIES INFORMATION COMMUNIQUE



Marine Advisory Program  
Sea Grant Program  
University of Southern California  
Los Angeles, California 90007

## ***New Criteria For Approving State Coastal Management Plans Issued by NOAA***

Proper management of the nation's coastal areas has been and will continue to be of the utmost concern to Federal, State and local governments, as well as to the affected public. To this end, the National Oceanic and Atmospheric Administration (NOAA), a component of the Department of Commerce, has created a key set of criteria to which these coastal areas can direct their attention in the composition of their individual State Coastal Zone Management Programs to elicit the approval of the Secretary of Commerce and, thereby, the financial backing of the Federal Government.

These criteria outlining basic elements to be included in the State Programs were first published in Draft form in the August 21, 1974 *Federal Register*, and were open for comments, suggestions and criticism by all interested parties until October 15, 1974. For instance, within the new criteria there is the provision that the Management Program describe how the State will exercise control over the use of coastal resources of Statewide interest in cooperation with local

governments and regional bodies.

Another provision is that States designate areas of particular concern within their coastal boundaries, such as areas with historical or scenic value, as well as ones of significant ecological importance. Additional consideration should also be given to coastal areas vulnerable to natural disasters or of high recreational potential and urban concentration.

These criteria then are applicable to Paragraph 306 of the 1972 Act and will come to bear on California when its Coastal Commission presents its Management Program for Federal review and approval in 1976. Recent proposals by the Department of the Interior, Bureau of Land Management, to lease Outer Continental Shelf (OCS) areas of the U.S. (approximately 1.56 million acres of southern California OCS) for extensive oil and gas production have served to intensify interest in wise coastal zone management.

The Director of NOAA's Office of Coastal Zone Management, Mr. Robert W. Knecht, stated that the new criteria "represent a

major step forward in building the kind of 'shared partnership' between the federal, State and local governments that is visualized in the Coastal Zone Management Act."

If and when the Secretary approves California's Program in 1976, our State becomes eligible for additional funds to assist in its implementation, and then, any Federal activity within or affecting our coastal zone *must* be conducted in a manner consistent with that Program. Mr. Knecht put it this way: "Coastal States are encouraged to submit Coastal Zone Management Programs meeting the criteria established by the Secretary of Commerce. In exchange, the Federal Government is committing itself to conform Federal actions to the approved State Program."

For further information, contact:  
Office of Coastal Zone Management,  
NOAA

U.S. Department of Commerce  
11400 Rockville Pike  
Rockville, Maryland 20852

## **USC SEA GRANT PUBLICATIONS**

<b>USC-SG-8-74</b>	Soule, Dorothy F. and Mikihiro Oguri (eds.). "Marine Studies of San Pedro Bay, California, Part VII: Sediment Investigations."	\$5.00
	Rood, Marcia. "The Urban Marina: The Development and Management of Marina del Rey."	\$3.00
<b>USC-SG-6-74</b>	Symonds, Phillip. "A Statistical Handbook of Coastal Zone Socio-Economic and Housing Characteristics: Los Angeles County."	\$3.00
<b>USC-SG-7-74</b>	Soule, Dorothy F. and Mikihiro Oguri (eds.). "Marine Studies of San Pedro Bay, California, Part VI: Circulation Investigations."	\$5.00
<b>USC-SG-9-74</b>	Patterson, Mary M. "Intertidal Macrobiology of Selected Sandy Beaches in Southern California."	\$1.00
<b>USC-SG-10-74</b>	Rosentraub, Mark and Robert Warren. "Coastal Zone Development in Los Angeles County: An Analysis of the South Coast Regional Commission's First Year."	\$3.00
<b>USC-SG-Special Report 1-74</b>	Leopold, Lawrence C. and Shirley J. Hudgins. "Outer Continental Shelf Development Hearings: Observations and Review of U.S. Senate Commerce Committee National Ocean Policy Study."	



Table 1.1: Summary of Socio-Economic Characteristics"

Place	Total Population	Percent Negro	Percent Spanish Heritage	Median Age	Family Median Income	Percent Below Poverty	Median Housing Value	Median Contract Rent	Median Persons Per Unit	Median Rooms Per Unit	Median Years Occupied Unit
Los Angeles County Coastal Zone	7,032,075 199,747	10.8 2.2	18.5 10.6	28.6 33.1	\$8,361 7,341	8.2 7.3	\$24,270 34,697	\$109 121	1.9 1.3	4.0 3.3	3.3 2.2
Los Angeles County Malibu Marina del Rey	3,840 3,184	.4 .8	4.1 6.2	31.9 37.4	14,707 10,798	5.1 2.7	50,000 18,124	260 254	1.8 1.0	4.3 2.6	3.1 1.0
Los Angeles City Pacific Palisades Venice Playa del Rey San Pedro	2,816,061 7,126 18,536 4,959 103,805	17.9 .2 9.5 .3 4.9	18.4 5.6 20.1 4.8 33.9	29.6 37.2 27.9 31.0 26.3	7,430 15,969 4,985 11,889 7,657	9.9 3.3 16.0 4.4 11.6	26,662 48,010 21,193 46,729 22,546	105 216 102 207 87	1.7 1.8 1.2 1.8 2.0	3.7 5.0 2.8 4.5 3.8	3.1 4.6 1.7 3.1 2.9
Santa Monica Santa Monica Coast	88,289 20,417	4.8 2.1	12.1 10.4	36.8 40.6	7,085 5,790	7.3 7.1	36,276 39,325	131 144	1.3 1.0	3.1 2.7	2.3 1.6
El Segundo El Segundo Coast	15,620 1,583	.1 0.0	7.5 6.9	28.2 28.1	9,831 9,511	4.2 4.3	30,098 28,923	128 128	1.9 1.8	3.8 3.8	3.2 3.2
Manhattan Beach Manhattan Beach Coast	35,352 13,644	.1 .2	5.8 6.4	28.2 28.5	10,720 9,316	2.7 2.2	31,116 34,232	170 174	1.9 1.5	4.3 3.8	3.7 2.5
Hermosa Beach Hermosa Beach Coast	17,412 12,165	.2 .2	8.9 8.0	27.9 27.5	7,900 7,808	6.3 6.4	28,939 30,580	135 135	1.5 1.4	3.5 3.4	1.9 1.9
Torrance Coast Torrance Coast	134,584 4,247	8.5 4.4	8.5 4.4	27.4 36.6	11,801 14,147	3.3 3.3	29,501 41,901	151 156	2.2 1.7	4.4 4.1	3.9 4.5
Redondo Beach Redondo Beach Coast	56,075 11,969	.1 .1	13.7 8.4	25.5 32.5	9,556 9,003	6.3 4.9	23,991 27,656	139 133	2.1 1.4	3.9 3.5	2.3 2.2
Palos Verdes Estates Palos Verdes Estate Coast	13,641 7,068	.1 .1	2.7 2.8	33.1 33.4	22,684 23,002	1.0 .7	50,000 50,000	265 269	2.9 2.9	6.2 6.4	4.8 4.5
Long Beach Long Beach Coast	358,633 51,754	5.3 .3	7.3 4.9	35.6 49.2	6,786 5,743	8.2 7.0	22,983 32,479	99 98	1.5 1.0	3.6 2.9	2.8 2.1

TABLE 2.1

## "Permit Activity"

	Commer- cial	Indus- trial	Single Family	Multi Family	Public Utility	Recrea- tion	Dred- ging	Demo- lition	Other	Total
Total Rec'd*	110	62	345	197	96	39	2	21	37	909
% Row	12.0	6.8	37.8	22.0	10.5	4.3	.2	2.3	4.1	100.
Approved	105	62	341	170	96	39	2	21	37	873
% Row	12.0	7.1	39.1	19.5	11.0	4.5	.2	2.4	4.2	100.
% Column	95.0	100.	98.9	86.3	100.0	100.0	100.	100.	100.	96.04
Denied	5	0	4	27	0	0	0	0	0	36
% Row	13.9	-----	11.1	75.0	-----	-----	-----	-----	-----	100.
% Column	5.0	-----	1.1	13.7	-----	-----	-----	-----	-----	3.96

Total Rec'd\*

% Row

Approved

% Row

% Column

Denied

% Row

% Column

\* Does not include applications, classified as "pending" and not acted upon by December 31, 1973.

Number of Missing Observations: 18

An absolute majority of permit applications (59.8%) concerned single and multi-unit residences. Within this category there were twice as many permits received relating to single unit facilities. Commercial, 12%, public utilities, 10.5%, and industrial 6.8% permits accounted for approximately one-third of the total. The remaining four categories collectively accounted for just over 10% of all applications. Housing by far was the dominant type of development in terms of the number of permit requests.

## 2.2 Approval and Denial of Applications

The probability of a permit application being approved was very high during 1973. Only 36 permits or 4% of the requests were denied. All denied applications involved only three of the nine categories used to describe permit applications. A total of 27 multi-unit residential applications accounted for 75% of all denials in 1973. There were 5 commercial permits denied and 4 applications for development of single-unit structures were also denied. With so few denied applications, the percentages can be misleading. For example, while multi-unit residences accounted for three-quarters of all denials, 86.3 percent of all permits in this category were still approved. In addition, it should be noted that an analysis of the number of approvals and denials of applications does not attempt to deal with questions of whether the small number of rejections is due, in part, to either (1) changes being made in application specification to meet stated or implied questions about the acceptability of projects before a final submission is made; or (2) applicants have submitted only those proposals which they expected to be approved and have withheld others.

## 2.3 Location of Permit Applications

The spatial distribution of permit applications between the mean high tide line and the 1,000 line inland is described in Table 2.3.1. Without going into detail at this point, two things can be noted. A majority of the permits filed and approved, approximately 55%, were between 100 and 1,000 yards from the mean high tide line with a significant proportion, 23%, beyond 500 yards. The second point related to commission decisions. Almost one-half (44.8%) of the permit denials were located 500 yards or more from the water and two-thirds of the rejections involved sites at least 250 yards from the mean high tide line.

Table 2.3.2 indicates that 43.8% of all projects involved with land adjacent to the beach were single family residences. More than half of all permits, 53.2%, seeking to develop land adjacent to the beach, developed residential facilities.

TABLE 2.3.1

"Proximity to the Mean High Tide Line"

Seaward to Adjacent Mean High Tide Line		Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	Missing Observations	Total
Approved Percent	27 3.2	99 11.6	96 11.2	84 9.8	102 11.9	108 12.6	71 8.3	81 9.5	186 21.8
									854 100.0
Denied Percent	0	4 12.1	1 3.0	5 15.2	4 12.1	2 6.1	9 27.3	4 12.1	33 100.0

Table 2.3.2  
"Project Types and Distance From  
Mean High Tide Line"

	Seaward to M.H.T.	Adj. to Beach	Less than 50 Yards	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1,000	Missing Observations
Commercial % Row % Column	3 2.9 11.1	6 5.8 6.3	10 9.6 10.5	14 13.5 16.9	15 14.5 14.9	12 11.5 11.2	9 8.7 13.0	6 5.8 7.4	29
Industrial % Row % Column	10 16.1 37.0	10 16.1 10.4	19 30.6 20.0	7 11.3 8.4	2 3.2 2.0	2 3.2 1.9	1 1.6 1.4	1 1.6 1.2	10
Single Family % Row % Column	0	42 13.1 43.8	20 6.3 21.1	29 9.1 34.9	38 11.9 37.6	43 15.0 44.9	29 9.1 42.0	48 15.0 59.3	66
Multi-Family % Row % Column	1 .6 3.7	9 5.5 9.4	12 7.4 12.6	20 12.3 24.1	28 17.2 27.7	24 14.7 22.4	22 13.5 31.9	12 7.4 14.8	35
Recreation % Row % Column	5 12.8 18.5	12 30.8 12.5	6 15.4 6.3	1 2.6 1.2	5 12.8 5.0	1 2.6 .9	2 5.1 2.9	3 7.7 3.7	4
Public Utility % Row % Column	2 2.2 7.4	6 6.5 6.3	16 17.2 16.8	11 11.8 13.3	8 8.6 7.9	16 17.2 15.0	5 5.4 7.2	8 8.6 9.9	21
Other* % Row % Column	6 14.0 21.2	11 25.9 11.5	12 30.0 12.7	1 2.3 1.2	5 11.6 5.0	4 9.3 3.7	1 2.3 1.4	3 7.0 3.7	15

\*Includes demolition and dredging projects

The data in Table 2.3.2 also shows that 59% of all recreational projects were within 50 yards of the mean high tide line. Recreational development accounted for 12.5% of all permits involved with the beach front. Commercial development accounted for 6.3% of all permits involved with land adjacent to the beach and 10.5% of all permits developing land within 50 yards of the beach. Industrial permits accounted for 10.4% of all permits developing beach front property, and 20.0% of all permits developing land in the 50 yards closest to the coast. Public utility permits accounted for 6.3% of all permits involved with land adjacent to the beach and 16.8% of all permits developing land within the first 50 yards of the Coastal Commission's permit authority.

#### 2.4 Present Use of Land at Time of Permit Application

A majority of all development, 50.4%, of the coastline involved vacant land. A total of 415 permits planned to construct facilities on land that was previously considered open space. Residential development would be involved with 319 permits, 76.9%, that described land as vacant. Single family homes were built on almost 6 of every ten parcels of vacant land.

Although vacant land is involved with many permits, table 2.4.2 illustrates an interesting pattern of redevelopment for many categories of permit type. Although 31.7% of all commercial development involved vacant area, 65.3% of all commercial permits were actually redeveloping land already used for commercial purposes. This pattern of redevelopment is also involved with industrial permits, 68.9%, public utility permits, 59.4%, and recreational permits 71.1%. Almost 25% of all single unit permits were redevelopments of existing homes. Multi-family permits were redevelopments of existing residential facilities in 47.2% of all permits and may indicate an intensification of land use.

The present use data seems to indicate, to a large extent, only land that is vacant is changing. The use to which other parcels were put in the past suggests the use of the land in the future.

#### 2.5 Construction Costs

Multi-family residences, with total construction costs of \$84,658,813, exceeded the costs associated with any other category of development in 1973. The mean construction cost of a multi-unit structure was \$556,966. The mean for industrial project construction costs was \$648,529 and 25 projects classified as other had a mean construction cost of \$967,676. A total of 318 single-family residence

Table 2.4.1

"Present Use Characteristics - All Applications"

Vacant Agriculture Single Family Multi Family Commercial Industrial Recreational Public Utility Total

All Permits*	438	2	137	47	81	55	34	66	860
Percent	50.9	.2	15.9	5.5	9.4	6.4	4.0	7.7	100.
Approved	415	2	132	44	75	55	34	66	823
Percent	50.4	.2	16.0	5.3	9.1	6.7	4.1	8.0	100.
Denied	21	0	4	3	6	0	0	0	34
Percent	61.8	---	11.8	8.8	17.6	---	---	---	100.

Note: Applications classified as pending at the end of 1973 or withdrawn are not included.

Number of Missing Observations: 71

Table 2.4.2

"Present Use of Land at Time of Permit Applications"

Type of Permit	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Rec.	Agr.	Vacant	Total
Commercial	66	1	0	1	1	1	0	32	102
% Row	64.7	.9	---	.98	.98	.98	---	31.7	
% Column	88.0	1.8	0	1.9	1.5	2.9	0	7.7	
Industrial	1	42	0	0	0	0	0	18	61
% Row	1.6	68.9	---	---	---	---	---	29.5	
% Column	1.3	76.4	---	---	---	---	---	4.3	
Single Family	1	0	80	5	2	0	0	239	327
% Row	.31	---	24.5	1.8	.61	---	---	73.1	
% Column	1.3	---	60.6	11.3	3.0	---	---	57.6	
Multi-Family	2	0	45	32	2	1	1	80	163
% Row	1.2	---	27.6	19.6	1.2	.61	.61	49.1	
% Column	2.7	---	29.3	60.4	3.0	50.	19.3	19.3	
Public Utility	1	4	0	1	57	2	0	31	96
% Row	1.0	4.2	---	1.0	59.4	2.1	---	32.3	
% Column	1.3	7.3	---	1.9	86.4	5.9	---	7.5	
Recreation	0	0	1	0	0	27	---	10	38
% Row	---	---	2.6	---	---	71.1	---	26.3	
% Column	---	---	.8	---	---	79.4	---	2.4	
Dredging	---	1	---	---	---	---	---	---	1
% Row	---	100.	---	---	---	---	---	---	
Demolition	3	6	5	4	0	2	---	---	20
% Row	15.0	30.0	25.0	20.0	---	10.0	---	---	
Other	1	1	1	1	4	1	1	5	15
% Row	6.7	6.7	6.7	6.7	26.7	6.7	6.7	33.5	
Total	75	55	132	53	66	34	2	415	823
% Row	9.1	6.7	16.0	6.4	8.0	4.1	.2	50.4	



Table 2.5

"Construction Costs: Approved Permits"

	Number	Sum	Mean
Commercial	102	\$ 54,266,883	\$ 547,746
Industrial	52	33,723,488	648,529
Single Family Residence	318	17,308,883	54,430
Multi-Family Residence	152	84,658,813	556,966
Public Utility	72	9,214,930	127,985
Recreation	34	14,223,191	418,329
Demolition	18	296,470	16,471
Other	25	24,191,898	967,676

Missing Observations: 127

permits had a mean of \$54,430. Recreational construction costs in 1973 was \$14,223,191 greater only than expenditures for demolition and public utilities.

## 2.6 Acreage Used

Most development involved parcels of land less than .1 of an acre in size. A total of 576 permits, 69.2%, involved sites smaller than .1 of an acre. When combined with development of lots less than .2 of an acre, 81.7% of all approved permits are accounted for. Only 4.3% of all permits involved lots greater than 1.0 acre.

Table 2.6.1 also describes the present use of land at the time of permit application. Vacant land was involved with 423 permits, but the majority, 57.2%, of the vacant parcels were less than .1 of an acre in size. Almost three quarters, 73.7%, of all vacant land was in lots under one-fifth of an acre in size.

The environmental implications of the development of a number of vacant lots is not certain. For example, particular parcels of vacant land could either be environmentally valuable open space or lots in a residential area which would normally be expected to be sites for construction of homes. Information about the location, size, and characteristics of the area would be necessary before making any conclusions about the impact of development on open space.

Table 2.6.2 discusses the type of projects approved by the Commission and the number of acres involved. Of permits involved with lots larger than .2 of an acre, 76.9% were residential. By comparison, residential development was involved with 54.4% of the permits approved for parcels of land less than .2 of an acre in size.

## 2.7 Permit Decision Procedures

There are 3 main procedures used in approving and denying permit applications. Administrative and consent calendar procedures were used for 681 or 73.3% of all permits decided by the Commission. The procedures used for each application is described in Table 2.7.1.

The administrative and consent calendar procedures usually involve a substantial savings in time for commissioners. Administrative procedures are followed for projects involving less than \$25,000 in repairs to existing structures or new projects with construction costs under \$10,000. The regional executive director approves administrative permits. A total of 260 permit applications were considered as

TABLE 2.6.1  
"Project Type and Acres Used"

Acres	Project Type							
	Commer- cial	Indus- trial	Single Family	Multi Family	Public Utility	Recre- ation	Demo- lition	Other* Total
0-.099 % Row % Column	85 14.0 81.0	52 8.6 83.9	210 34.7 61.6	88 14.5 51.8	91 15.0 94.8	28 4.6 71.8	20 3.3 95.2	31 5.2 79.5 605 69.3
.10-.199 % Row % Column	7 6.5 6.7	4 3.7 6.5	59 54.6 17.3	31 28.7 18.2	3 2.8 3.1	2 1.9 5.1	1 .9 4.8	1 .9 2.5 108 12.4
.2-.99 % Row % Column	9 7.3 8.6	0	66 53.2 19.4	42 33.9 24.7	1 .8 1.0	4 3.2 10.3	0	2 1.6 5.1 124 14.2
1.0+ % Row % Column	4 11.1 3.8	6 16.7 9.7	6 16.7 1.8	9 25.0 5.3	1 2.8 1.0	5 13.9 12.8	0	5 13.9 12.8 36 4.1

\*includes dredging projects

TABLE 2.6.2

"Present Use and Acres Used"

Acres	Present Use									
	Vacant	Agriculture	Single Family	Multi-Family	Commercial	Industrial	Recreational	Public Utility	Total	
0-.099	242		103	35	65	44	29	58	576	
% Row	42.0		17.9	6.1	11.3	7.6	5.0	10.1		
% Column	57.2		76.9	79.5	85.5	80.0	87.8	89.2	69.1	
.10-.199	77		13	3	4	3	2	2	104	
% Row	73.0		12.4	2.9	3.8	2.9	1.9	1.9		
% Column	18.2		9.7	6.8	5.3	5.5	6.1	3.1	12.5	
.2-.99	85		18	4	6	1	1	3	118	
% Row	72.0		15.3	3.4	5.1	.8	.8	2.5		
% Column	20.1		13.4	9.1	7.9	1.8	3.0	4.6	14.1	
1.0+	19	2		2	1	7	3	2	36	
% Row	52.8	5.6		5.6	2.8	19.4	8.3	5.6		
% Column	4.5	100.		4.5	1.3	12.7	9.1	3.1	4.3	

Table 2.7.1  
 "Application Approval Procedures"

<u>Permit Type</u>					
	<u>Adminis- trative</u>	<u>Consent Calendar</u>	<u>Emergency</u>	<u>Public Hearing</u>	<u>Total</u>
All Applications	260	421	4	245	930
Percent	28.0	45.3	.4	26.3	100.

Missing Observations: 1

Table 2.7.2

"Permit Approval Procedures and Construction Costs"

	Below \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	More than \$300,000	Total
Administrative % - Row	136 55.5	104 42.4	3 1.2	1 .4	1 .4	0	0	0	245 30.0
Consent Calendar % - Row	16 4.2	44 11.7	105 27.9	149 39.5	30 8.0	6 1.6	10 2.7	17 4.5	377 46.1
Emergency % - Row			1 100.0						1 .12
Public Hearing % - Row	3 1.5	6 3.1	23 11.9	41 21.1	20 10.3	18 9.3	16 8.2	67 34.5	194 23.7

Number of Missing Observations: 114

Table 2.7.3

## "Project Type and Approval Procedures"

	Adminis- trative	Consent Calendar	Emergency	Public Hearing	Row Total
Commercial	57	28	0	25	110
% Row	51.8	25.5	0	22.7	
% Column	22.4	6.7	0	10.5	12.1
Industrial	22	17	0	23	62
% Row	35.5	27.4	0	37.1	
% Column	8.6	4.1	0	9.7	6.8
Single Family	75	239	0	31	345
% Row	21.7	69.3	0	9.0	
% Column	29.4	57.7	0	13.1	37.9
Multi-Family	23	66	3	106	198
% Row	13.5	38.8	1.8	45.9	
% Column	9.0	15.9	75.0	44.7	21.6
Public Utility	39	35	1	21	96
% Row	40.6	36.5	1.0	21.9	
% Column	15.3	8.5	25.0	8.9	10.5
Recreation	12	13	0	14	39
% Row	30.8	33.3	0	35.9	
% Column	4.7	3.1	0	5.9	4.3
Dredging	0	0	0	2	2
% Row	0	0	0	100	
% Column	0	0	0	.8	.2
Demolition	15	5	0	1	21
% Row	71.4	23.8	0	4.8	
% Column	5.9	1.2	0	.42	2.3
Other	12	11	0	14	37
% Row	32.4	29.7	0	37.8	
% Column	4.7	2.7	0	5.9	4.1

Withdrawn = 3 M.O. = 18

Table 2.7 .4

"Selected Comparison: Construction Costs  
and Permit Approval Procedures"

	Mean Construct. Cost	No. of Permits	% Public Hearing	% Consent Calendar	% Administrative
Commercial	\$ 533,352	110	22.7	25.5	51.8
Industrial	648,529	62	37.1	27.4	35.5
Multi-Family Residences	607,066	198	45.9	38.8	13.5
Single-Family Residences	54,430	318	9.0	69.3	21.7
Recreation	418,329	34	35.9	33.3	30.8



administrative items. Single family residential applications accounted for 29.4% of all permits approved through administrative procedures. Commercial projects were the second most frequent administrative permits, involved with 22.4% of the 260 projects approved by the regional director.

Consent calendar procedures can be followed for any project that probably will have slight impact on the coastal zone. The executive director prepares the consent calendar. In 1973, 421 or 45.3% of all permits were classified as consent calendar items. There is no limit on construction costs for applications considered under consent calendar procedures. Table 2.7.2 indicates 24.5% of all projects with construction costs above \$200,000 and 20.2% of applications with construction costs greater than \$301,000 were part of the consent calendar in 1973. Almost 25% of all applications with construction costs exceeding \$151,000 were part of the consent calendar.

Table 2.7.3 indicates that permits planning multi-family residence development constituted 21.6% of all applications and 44.7% of all permits heard under the public hearing process. Industrial permits with a mean construction cost of \$648,529 accounted for 9.7% of all public hearing permits. The substantial number of requests for multi-unit residential development involved with the public hearing approval process suggests factors other than construction costs may be involved in classifying these applications as public hearing items.

## 2.8 Staff Recommendations

Prior to the presentation of a permit application to the Commissioners, staff members meet to discuss the application and make recommendations. All applications classified as consent calendar or administrative permits carried staff recommendations for approval and were approved by the Commission.

A total of 202 public hearing permits are described in Table 2.8. For 158 of these applications the Commission staff recommended approval. The Commissioners followed the staff suggestions for 96.8% of the cases when the staff recommended approval. The staff also made 44 denial motions to the Commission. In this case the Commissioners followed 70.5% of the staff recommendations.

## 2.9 State Action

Despite the rather open appeal process virtually allowing almost anyone to appeal a decision of the regional commission to the

Table 2.8

"Staff Recommendations and  
Commission Action: Public Hearing Applications"

	<u>Staff Recommendation</u>			<u>Commission Action</u>		Total
	Approve	Deny	Approve Reconsidered	Approve	Deny	
Approve Percent	153 96.8	4 2.5	1 .6			158 100.
Deny Percent	11 25.0	31 70.5	2 4.5			44 100.

state commission, only 3% of all decisions on permit applications for Los Angeles County's Coastal Zone were appealed. A total of 902 decisions by the Regional Commission went unchallenged.

To analyze the appeal process it would seem appropriate to actually divide the appeals into two groups: those approved regionally and those denied by the regional commission. Permits approved at the region level would seem to represent actions by forces opposing or objecting to the development plans. Negative actions by a regional commission would seem to be most frequently appealed by developers.

The State Commission has the authority to review or refuse to review any appeal it receives. It is within this power that one first notices a difference in the treatment of the two categories of appeals. Only one appeal (10%) of a permit denied by the South Coast Regional Commission was not accepted by the State Commission for review. By contrast, 7 or 41.1% of the permits approved by the regional commission and appealed were not even reviewed by the State Commission.

In dealing with the 10 appeals of applications denied by the regional commission, table 2.9.1 illustrates an interesting pattern. Of the 10 appeals filed, 6 actually were successful in eventually receiving permits. Five of the permits had conditions attached, but 60% of all appeals of regional rejections were granted permits for development.

Appeals of permits approved by the South Coast Regional Commission did not receive as favorable treatment as the permit applications denied at the regional level. Table 2.9.1 indicates that 7 appeals of approved permits, 41%, were not accepted for review by the State Commission. In addition, only 8 of the appeals to the State for projects approved by the Regional Commission were changed. Four permits granted by the South Coast Regional Commission were denied by the state commission; four others were permits, were not denied, but had conditions attached to the original permit.

The type of projects appealed range from multi-unit buildings, to recreational parks and bike pathways, to public utility power plants. Multi-unit residences were involved in almost 50% of all appeals. Table 2.9.2 describes the various projects appealed.

While the number of total appeals is small one can still observe certain patterns from the initial group of appeals. The State Commission tends to support decisions made by the regional commissions. When reversals do occur, they are more often involved with projects denied by the regional commission.

Table 2.9.1

"Appeal of Regional Commission Action:  
Applications Denied in Los Angeles County;

<u>State Action</u>				
	Refused Review	Approved	Approved w/ conditions	Deny
Number	1	1	5	3
Percent	10.0	10.0	50.0	30.0

Permit Granted in Los Angeles County"

<u>State Action</u>				
	Refused Review	Approve	Approve w/ conditions	Deny
Number	7	2	4	4
Percent	41.1	11.9	23.5	23.5

Table 2.9.2

## "Description of Appealed Projects"

<u>Area</u>	<u>Regional Commission Action</u>	<u>Description</u>
1. Venice	Approve	10 unit residence
2. Point Dume	Approve	Exemption; 100 unit residence
3. Venice	Approve	12 unit residence
4. Santa Monica	Denied	35 unit residence
5. Port of L.A.	Approve	dredging
6. Long Beach	Approve	151 unit residence
7. Santa Monica	Deny	639 unit residence
8. Malibu	Deny	200 space recreational vehicle campground
9. El Segundo	Approve	drainage system
10. L.A. County	Approve	Division of Highways-maintenance
11. Playa del Rey	Approve	153 unit residence
12. Hermosa Beach	Deny	10 unit residence
13. Marina del Rey	Approve	extend bikeway
14. Santa Monica	Approve	office building
15. Long Beach	Approve	46 unit residence
16. Topanga Canyon	Approve	demolition
17. Venice	Deny	11 unit residence
18. Playa del Rey	Approve	power generator
19. Venice	Approve	12 unit residence
20. San Pedro	Deny	5 unit residence
21. Los Angeles	Deny	gas station

Missing Observations: 6

## 2.10 Workload of South Coast Regional Commission

The Annual Report of the California Coastal Zone Conservation Commission indicated that 6,236 permit applications were filed for all regions of the State. The State Coast Regional Commission with responsibilities for Los Angeles and Orange Counties, processed a total of 2,456 in 1973. This total represents 39% of all applications filed within the State and is double the workload of any other Regional Commission. Los Angeles County alone had more applications for development than the North Coast Regional Commission, the North Central Coast Regional Commission, the Central Coast Regional Commission and the South Central Regional Commission.

In light of the different workloads between the South Coast Regional Commission and the other regional commissions, it might be interesting to examine the frequency with which each commission denied applications. The South Coast Commission denied applications more frequently than four other regional commissions. The South Coast Commission also exceeded the State-wide rejection rate of 2.7/100 by 1.2.

## 2.11 Summary Table

Table 2.11 is a summary table designed to present several critical bits of information to individuals concerned with the South Coast Regional Commission. The nine separate permit categories are listed with the number of applications, number of permits granted, total land area involved in the permits, and the approval.

## 3.0 The Commission and the Coastal Zone: Policy Issues

Regulation of the future development of the coastal zone is a field in which public policy is emerging rather than settled. The data presented in the preceding sections represents an effort to describe the patterns of permit applications and decisions during the first year's experience with a permit system in the state's largest county. The report is intended as a necessary information gathering step prior to the undertaking of an examination of the effects of the Commission's activities rather than a policy analysis itself. Even so, several points appear to be worth examining in more detail at this point concerning the level of information available about permit applications, permit application fees and the spatial distribution of approved projects.

Table 2.10

## "Workload of Regional Commissions"

	Applications Received	Approved	Denied	Total Action	Percent Denied
North	442	439	3	442	.67%
North Central	303	260	13	273	4.76%
Central	945	827	18	845	2.13%
South Central	878	731	6	737	.814%
South	2,456	1,892	77	1,969	3.91%
Los Angeles	958	873	36	909*	3.96%
Orange	1,498	1,019	41	1,060	3.87%
San Diego	1,212	1,042	29	1,171	2.701%
Totals	6,236	5,191	146	5,337	2.735%

Source: "Annual Report-1973", California Coastal Zone  
Conservation Commissions, San Francisco, pp. 111-12;  
Sea Grant

\*Number of Missing Observations: 18

Table 2.11

"Summary Table"

Permit Type	Applica- tions	Approved	%	Denied	%	Acres	Decision Procedures		
							Adminis- trative	Consent Public Calendar Hearing	
Commercial	110	105	95.5	5	4.5	42.729	57	28	25
Industrial	62	62	100.0			26.758	22	17	23
Single Family	345	341	98.9	4	1.1	61.536	75	239	31
Multi-Family	198	171*	84.6	27	15.1	187.127	23	66	109
Public Utility	96	96	100.0			6.316	39	35	21
Recreation	39	39	100.0			42.848	12	13	14
Dredging	2	2	100.0			18.600			2
Demolition	21	21	100.0			.115	15	5	1
Other	37	37	100.0			45.925	12	11	14

Note: 3 applications were withdrawn  
18 missing observations.

\* includes one permit approved with conditions.



### 3.1 Permit Procedures and Information Levels

One fourth of the 931 permit applications heard by the Commission in 1973 were handled as public hearing items. The great majority were acted on through either the consent calendar (45%) or administrative procedures (28%). This 73 percent included a number of high value and structurally complex projects. For example, 20 percent of all applications with construction costs above \$200,000 were part of the consent calendar.

Under public hearing procedures the merits of each proposal are presented in an adversary framework. Ideally, supporters of the application and opponents bring alternative opinions before Commission members for them to evaluate. In consent calendar and administrative procedures the Commission relies on the information provided by the applicant and the staff. Under these circumstances several types of problems could exist with the adequacy of information available to the staff and Commission. The large number of permits handled without public hearings and the limited size of the staff means that a high degree of reliance must be placed upon information provided by the applicant as required by the permit procedure. This is particularly true for the majority of the permits if staff time is disproportionately devoted to the larger and more complex applications. A more detailed study of the amount and quality of information available from the applications and how staff time is allocated is obviously necessary before an accurate assessment can be made of the adequacy of the present methods of providing information for decision making. However, if data gaps and unevenness are found, several possible actions could be considered. One is to determine whether additional types and more precise data might be required from the applicants. Additional staff may be necessary to verify permit information and to directly gather additional data. A third step to expand Commission information could be to process more of the larger and complex projects through public hearings, perhaps by requiring this of all applications above a specified value. This would, however, be appropriate only if it can be established that public hearings do provide information beyond what is available from either the application itself or staff reports.

### 3.2 Spatial Distribution of Projects and Access

The location of projects within the 1,000 yard permit area is an important subject for analysis when considering the question of public access to the coast and the interrelationship of public and private facilities. In attempting to open or maintain areas for the public to enjoy coastal resources, there is a conflict between the market

Table 3.2.1  
 "Redevelopment of Recreational Facilities"

	<u>Present Use</u>		
	Vacant	Single Family	Recreational
Recreational Permits	10	1	27
Percent	26.3	2.6	71.1
			100.

Number of Missing Observations: 1

Table 3.2.2

## "Recreational Permits"

	<u>Public</u>		<u>Private</u>		<u>Total</u>
	No.	% Column	No.	% Column	No.
Beach, Park, or Club Improvements	18	51.4	2	50	20
New Facilities	13	37.1	2	50	15
Support Services (Restrooms, concess- ions, etc.)	4	11.4	---	----	4
Total	35	-----	4	----	39

mechanism and public accessibility. The most profitable use of land on or near the shoreline does not usually include mass recreation and frequently prices out large percentages of the population. The availability of public recreation facilities on land nearest the water normally requires public investment. When there is little or no public investment, one may find no or marginal increases in the opportunities for public access to the beach.

To provide a format in which to explore the question of public access it may be useful to look at the spatial distribution of permits for Los Angeles County in 1973 in terms of 4 zones: less than 100 yards from the mean high tide line; between 100 and 250 yards from the mean high tide mark; between 250 and 500 yards from the line; and beyond 500 yards. This zone approach recognizes the different impact projects can have on public access to the water by virtue of their location within the permit area.

It is also important to note that in some areas of the County, the physical configuration of the coast as well as past development patterns can influence the distribution of land uses. The coastline of Los Angeles County involves high palisades and extensive public beaches. Both characteristics can influence the future use of land in their areas. With these qualifications in mind, it is now possible to discuss the spatial location of projects and their potential impact on public access to the coast.

Table 2.3.2 indicated 301 permits for development of land and water within 100 yards of the mean high tide line were granted. Residential development accounted for 44.2% of the permits. Single family homes were involved with 30.2% of the permits, or 91. Commercial and industrial development within the first 100 yards accounted for 26.3% or 79 permits. A total of 24 recreation permits accounted for 8% of the permits less than 100 yards from the mean high tide mark.

In the second zone, 100-250 yards from the mean high tide line, 65.3% of the 101 permits were involved with residential development. Single family development accounted for 37.6% of the permits. A total of 17, 16.9%, permits developed commercial and industrial properties. Five permits, 5%, for recreational development were located between 100 and 250 yards from the mean high tide line.

Residential development accounted for 67.3% of the 107 permits for development between 250 and 500 yards from the mean high tide line. Commercial and industrial projects were involved with 13.1% of the permits; recreation projects with .9%. In the final zone, residential development

accounted for 74% of all permits; commercial and industrial development 11.3%; and recreational development, 3.3%.

The distribution of projects within the permit authority allows several interesting observations. The concentration of commercial and industrial projects decreases the further one goes from the mean high tide line. The concentration of residential projects increases in the zones further from the mean high tide line. Recreational permit concentration is greatest in the zone nearest the shore.

The pattern of distribution and the concentration of recreational projects in the first 100 yards focuses attention on all recreational permits to see if the small number of projects can significantly influence access opportunities. The original definition of recreation for classification of projects made no mention of public or private or whether the permit was for maintenance of existing facilities or development of new projects. Table 3.2.1 indicates 71.1% of all permits for recreational development were actually redevelopment. Only 10 of the permits listed vacant land as the present use of land in applications for recreational development. Table 3.2.2 lists the different type of projects actually described in permit applications. Four permits were merely for rest-rooms or concessions. Eighteen projects involved sand replacement and maintenance of existing facilities. Five recreational permits were for improvements to small craft harbors. Although these projects were public and undertaken by municipal governments or the County, their benefits were primarily limited to those citizens able to afford small boats.

The Coastal Commissions have entered into the conflict between public access and the market mechanism and may not have the tools to compete with the pressures of the market. The Commissions cannot order specific developments, but must respond to initiatives of other governmental units. Frequently, recreational development involves state agencies. The Coastal Commissions do not have funds to stimulate investment or the power to provide incentives for private development of public recreation. If it is more profitable to develop residential facilities it may be unrealistic to expect any significant change in the number or type of recreational programs approved by Coastal Commissions.

The long run consequence of a short run reliance on private investment funds for development of land nearest the coastline may be the maintenance of existing recreational facilities and limited expansion of new, mass public facilities. Private investment funds will continue to be attracted to more profitable outlets, notably residential, commercial, and industrial development, in the land nearest

the water. If more recreational development is to be forthcoming, the initiative must come from other governmental units with greater financial strength.

Although the regional commissions are dependent to a large extent on the initiative of other units of government for expansion and increases in the number of recreational facilities, the coastal commission can continue to carefully analyze implications for access of any pattern of permits in relationship to the proximity of the project to the water. Remedies for restricted access by any project should be sought. Another possible policy approach for the regional commissions revolves around the location of recreational projects within the permit zone. Projects placed near the 1000 yard boundary would seem to require closer coordination with existing local governments to insure development of parallel policies for maximum utilization. For instance, if the Coastal Commission approves a park 950 yards from the beach, and the neighboring local government places a 400 unit housing project 51 yards from the park, there may be access problems for non-residents. Placing the same park 50 yards from the beach insures Coastal Commission control over land surrounding the park that could be put to a use that increases, rather than reduces, accessibility.

### 3.3 The Commission's First Year

The year reviewed was the first year of the South Coast Regional Commission. For the Commission and their staff there were numerous and complex problems to deal with. There was a new law, a permit process to deal with, and the development of relationships with local governments and the State Coastal Commission. Given these pressures, the data generated from permit activity perhaps should be regarded as merely a base for comparison with future years and not as a support for policy discussions.

A comparison of 1973 permit activity with permit activity in the first half of 1974 however indicates only minor changes in the outcomes observed during the first year of the Coastal Commission. In 1973, residential development was involved with 58.6% of all permits; in 1974, 54.1% of all permits would develop residences. Recreational development was the goal of 4.5% of the permits in 1973; in 1973 only 6.2% of the permits would develop recreational facilities. Open space is again the most common present use characteristic of land in developers' applications with substantial redevelopment still taking place.

In 1974, Commission Staff recommendations are usually followed in the case of approval recommendations. More than 30% of all negative

Table 3.3.1

"Nature of Projects: Approved"

(in Percentages)

	Commer- cial	Indus- trial	Single Family	Multi Family	Public Utility	Recrea- tion	Dred- ging	Demoli- tion	Other
1974	17.6	9.0	36.7	17.4	8.3	6.2	.2	2.1	2.4
1973	10.2	7.1	39.1	19.5	11.0	4.5	.2	2.4	4.2

"Nature of Projects: Denied"

(in Percentages)

	Commer- cial	Indus- trial	Single Family	Multi Family	Public Utility	Recrea- tion	Dred- ging	Demoli- tion	Other
1974	11.1		19.4	63.9					
1973	13.9		11.1	75.0					

Table 3.3.2  
 "Present Use Comparison: 1973 and 1974"

	Vacant	Agricul- ture	Single Family	Multi Family	Commer- cial	Indus- trial	Recrea- tion	Public Utility
1974	45.1	.2	20	7.5	13.3	5.8	2.9	5.3
1973	50.4	.2	16	4.0	9.1	6.7	4.1	8.0

Note: all values in percentages



Table 3.3.3  
"Commission Action and Staff Recommendations"

Commission Action

<u>Staff Recommendation</u>	<u>Commission Action</u>			
	Approve	Deny	Approve with conditions	Withdrawn
1974	Approve % - Row	1 .3		
	Deny % - Row	30 69.8	5 9.6	
	Approve w. conditions	5		
	% - Row	9.6		
1973	Approve % - Row	4 .5	1 .1	
	Deny % - Row	32 71.1		2 4.4
	Approve w/ conditions	1		
	% - Row	1.6		

Table 3.3.4

## "Permit Approval Procedures"

	Permit Types					
	1974		1973			
	Adminis- trative	Consent Calendar	Public Hearing	Adminis- trative	Consent Calendar	Public Hearing
\$ 0-50,000	142	107	19	245	165	32
% - Row	53.0	39.9	7.1	55.3	37.2	7.2
51-100,000		50	20	1	149	41
% - Row		71.4	28.6	.5	78.0	21.5
101-150,000		14	9	1	30	20
% - Row		60.9	39.1	.2	58.8	39.2
151-200,000		2	2		6	18
% - Row		50.0	50.0		25.0	75.0
201,000 +		7	26		27	83
% - Row		20.6	76.5		24.5	75.5

staff recommendations were reversed by the Commission. In 1973 the Commissioners approved 71.1% of all projects with a negative staff endorsement. One-fifth of all projects with construction costs exceeding \$201,000 in 1974 were still approved under consent calendar procedures.

This very brief review of certain aspects of the permit activity for 1974 suggests the outcomes observed for 1973 may be occurring in 1974. If this is the case, then the policy questions raised are from a valuable data base and deserve careful attention.

#### 4.0 The Coastal Commission and the Local Areas

The ten cities and three designated unincorporated communities with shorelines in Los Angeles County have developed their coastal areas in a variety of ways. Some are similar and others differ considerably. The "Demographic Snapshot" on page 14 briefly noted some of these variations. During the first year in which permits from the Commission were required, the new developments tended to reflect the pre-existing community patterns in terms of type of land use. In order to survey permit activity at the community level, the data have been organized for each sub-area in much the same way they have been for the county as a whole. The complete set of information for each community is included in Appendix B. The discussion in this section will highlight selected points.

##### 4.1 Permit Activity

In total number of permits issued, the unincorporated community of Malibu with 179 and the City of Long Beach with 135 were by far the most active. The contrast between the mix of permit types in the two areas provides a striking example of the extent to which differences exist along the coast. Eighty-five percent of the Malibu permits were for residential developments. No other use amounted to more than 3.7 percent of the permits. In Long Beach, four uses accounted for at least 10 percent of the permits: commercial, 11.9; industrial, 20; residential, 33; and public utilities, 14.8. Further, recreation and demolition were both over 5 percent.

Beside Long Beach, only two other areas had more than 10 percent of its permits for industrial use: Wilmington with 41 and El Segundo with 23 (this, however, included only three permits). Commercial activity was more dispersed. Eight communities exceeded 10 percent and ranged from 10 percent of the permits for such use in both Hermosa Beach and Venice to 32 and 54 percent in Redondo Beach and Marina del Rey respectively.

TABLE 4.0

"Summary Table: Approved Permits in Local Areas"

	Total Acreage Used -	No.	Total Construction Costs -	No.	Total Housing Units -	No.
El Porto	1.0	1	139,000	2	6	2
El Segundo	11.0	6	6,582,797	11	64	9
Hermosa Beach	9.0	6	1,109,700	46	52	30
Long Beach	62.5	29	91,491,813	124	1273	48
Malibu	170.12	92	16,136,887	188	398	160
Manhattan Beach	18.0	11	2,671,400	55	74	45
Marina del Rey	14.56	7	766,738	26	885	5
Pacific Palisades	6.0	4	1,603,000	14	10	10
Palos Verdes Est.	62.0	36	4,496,297	64	118	68
Playa del Rey	9.0	8	50,647,000	26	29	28
Rancho Palos Verdes	4.0	2	425,000	15	4	4
Redondo Beach	20.95	12	13,374,191	41	559	20
San Pedro	18.0	11	12,806,344	31	539	18
Santa Monica	26.0	17	10,855,777	32	201	25
Torrance	3.0	1	420,000	4	187	5
Venice	35.1	22	25,686,367	54	740	41
Wilmington	7.0	3	26,732,661	34	00	00

The percentage of single family resident permits is significant in almost every community and goes over 50 percent in six, including Malibu. Even so, the importance of multi-family residents must be noted. In six cases, the number of permits issued exceeded those for single family facilities: Santa Monica, Marina del Rey, Long Beach, Redondo Beach and Venice. Further, in almost all cases with substantial housing activity the majority of the total number of dwelling units, as distinct from permits, are to be found in buildings with two or more units.

Residential development in Long Beach was involved with 1,273 living units in 1973. Five residential permits for Marina del Rey were involved with development of 885 units. The Venice and San Pedro district of Los Angeles City had permits developing 740 and 559 units respectively. The City of Redondo Beach had the next highest number of developed units, 559. Five communities had multi-family developments with at least 100 units. Long Beach had three such projects; Marina del Rey, two. Eight communities had at least one project involved with a 50-unit multi-family residence. One third of all multi-family residences in Long Beach and Redondo Beach were developments of at least 50 units. The Venice district had 32 multi-family projects approved, but only one developed more than 50 units.

The limited scope of the recreational development that took place in Los Angeles County was concentrated in two areas: Long Beach, 11 permits, and Malibu, 6 permits. In no community did recreational permits account for more than 2 of an area's permits. Several areas -- Rancho Palos Verdes, Torrance, El Segundo, El Porto and Santa Monica -- had no recreational permits filed in 1973. The scope and distribution of recreational development both raise different questions for public access to the coast. An apparent concentration in one area can still leave many residents of the County far from a coastal recreation facility.

#### 4.2 Use of Vacant Land

The pattern of development of land that was previously vacant varied considerably from area to area. In six communities, vacant land was the present use description for more than 55% of the permits. In Palos Verdes Estates, 83.3% of the permits were developing open space. More than 7 of every 10 permits in Malibu removed vacant land.

The high utilization of open space in some communities is contrasted by the high degree of redevelopment in other areas of the

County. Only 22.5% of the Redondo Beach permits were involved with vacant land. Six communities -- Redondo Beach, Santa Monica, Wilmington, Marina del Rey, Long Beach and Hermosa Beach -- had fewer than 50% of their permits involved with open space.

#### 4.3 Spatial Distribution

As noted earlier, the physical configuration of land and pre-existing land use patterns influence the location of projects within the permit area. With this relationship in mind, it is interesting to look at the spatial distribution of projects in the different areas of the County.

In 4 communities at least 50% of all permits involved land less than 100 yards from the mean high tide line. In Long Beach, 66.3% of all permits involved land within the first 100 yards, and 41.1% of all permits were less than 50 yards from the mean high tide line. A majority of Marina del Rey permits, 57.1%, developed land less than 50 yards from the mean high tide mark. Malibu permits were also concentrated in the area near the coast with 56.8% within 100 yards and 47.3% within 50 yards of the mean high tide mark. Wilmington was the other area with a concentration of permits, 57.1%, in the 100 yards nearest the beach.

Six communities had 33% or more of all permits at least 500 yards from the mean high tide line. In Santa Monica, for example, 50% of all projects were at least 500 yards beyond the mean high tide line. The percentages for the other areas were: San Pedro, 35%; Pacific Palisades, 41.7%; El Segundo, 70%; Playa del Rey, 37.5%; and Torrance, 50%.

The remaining communities seem to have a more disperse development pattern with some individual concentrations. Manhattan Beach, for instance, had 11 or 26.8% of its permits between 250 and 500 yards and 24.3% between 100 and 250 yards from the mean high tide line.

#### 4.4 Permit Approval Procedures

Denied permit applications were to be found in 9 different communities. However, there was a concentration of these denied permits in three different areas. Malibu's 9 denied applications represent 26.5% of all rejected applications in Los Angeles County. Venice with 10 denials and Santa Monica with 8 denials accounted for respectively 29.4% and 23.5% of all denied applications.

Table 4.4

## "Construction Costs and Permit Type-All Areas"

Area	Mean Construction Costs of Permits		Permit Type	
	Approved - No.	Denied - No.	%Public Hearing	% Consent Calendar
Malibu	\$ 85,835	188	23.7	56.1
Pacific Palisades	114,500	14	21.4	50.0
Santa Monica	339,243	32	48.9	31.9
Venice	475,673	54	52.1	25.4
Marina del Rey	766,738	26	37.1	17.1
Playa del Rey	1,947,961	26	16.1	71.0
El Segundo	598,436	11	35.7	50.0
El Porto	69,500	2	33.3	33.3
Manhattan Beach	48,570	55	18.6	40.7
Hermosa Beach	24,124	46	8.0	46.0
Redondo Beach	326,200	41	37.5	14.6
Torrance	105,000	4	40.0	60.0
Palos Verdes Es.	70,255	64	8.3	79.2
Rancho Palos Ver.	28,333	15	15.0	50.0
San Pedro	413,100	31	22.5	52.0
Wilmington	786,256	34	20.0	40.0
Long Beach	737,837	124	25.2	43.0

It is difficult to pinpoint the reason for the concentration of denied applications in these three areas. Santa Monica had an unusually high number of applications classified as public hearing items, but Malibu had only 22% of its applications classified as public hearing items; 54.8% of all applications in Santa Monica were public hearing items. Construction costs were not the factor responsible for denied permit applications. Several areas had mean construction costs in excess of the figures reported for either Santa Monica, Malibu, or Santa Monica and fewer denied permits.

It is possible that active citizens' groups are responsible for denied applications. These three areas do have active citizens' groups that may be arguing for denials or forcing issues onto public hearing agendas. It is also possible that the projects submitted for development in these three areas raised significant environmental questions not raised by most projects planned for the other communities. The only conclusion immediately possible is that there is an unequal distribution of denied applications in the sub-areas of the County.

#### 5.0 A Concluding Note

Previous sections of this report have addressed selected policy questions raised by the analysis of permit activity in the Coastal Zone of Los Angeles County for 1973. The more central task of the report, however, has been to assemble an information set that describes land use and isolates any observable patterns.

In items of policy questions, the land use patterns and permit approval procedures raised several important issues revolving around at least three major points: the process of permit approval; the impact of project location on public access to the water; and the question of public investment for mass recreational projects. The analysis seems to indicate there is reason for concern and further investigation into each area. Permit hearing procedures may not be conducive for producing a satisfactory level of information for decision making. The placement of certain projects in close proximity to the beach can raise important long run implications for public access. And private investment funds appear to be attracted to residential, industrial, and commercial development of the Coastal Zone with recreational development a low priority.

From a data perspective, the emphasis of this report was placed on making primary land use information available for the first time. No attempt was made to do a more detailed or fine tuned analysis or pursue seemingly interesting relationships between variables and within



individual projects. These tasks will be performed by a two-year, more comprehensive analysis of permit activity for both Los Angeles and Orange Counties. The two-year examination will produce a larger and more refined data base from which an expanded review can be made of the policy ramifications of the permit system and permit decision-making for coastal development.

## Appendix "A"

The "Scorecard" project places 26 categories of information pertaining to each application received by the South Coast Regional Commission into computer formats. The following list describes the information set produced through the Scorecard project.

- I. Physical Location
  - A. city
  - B. sub-region
  - C. census tract
  - D. proximity to mean high tide line
- II. Physical Characteristics
  - A. nature of project
  - B. present use of land
  - C. total square footage
  - D. lot size
  - E. number of residential units
  - F. bedrooms
  - G. parking space
  - H. building height
  - I. net acreage
- III. Economic Characteristic
  - A. anticipated rent
  - B. anticipated sales price
  - C. construction costs
- IV. Administrative Characteristics
  - A. date of permit application submission
  - B. type of permit
  - C. California Environmental Quality Act Classification
  - D. staff recommendations
  - E. commission action
  - F. conditions for approval (if imposed)
  - G. state action if appealed
  - H. date of decision on application

## Appendix "B"

The tables in Appendix "B" describe permit activity in the 17 communities in Los Angeles County. As with the tables presented for the County as a whole, certain different totals will appear due to missing observations. As noted earlier, the number of complete permit applications allows for a thorough examination and analysis.

EL PORTO

I. Permit Activity

	Commer- cial	Indus- trial	Single Family	Multi- Family	Public Utility	Recrea- tion	Dred- ging	Demol- ition	Other	Total
Approved	0	0	0	3	0	0	0	0	0	3
% - Row				100						
Denied	0	0	0	0	0	0	0	0	0	0
% - Row										
Total	0	0	0	3	0	0	0	0	0	3
% - Row				100						

II. Present Use

	Commercial	Industrial	Single Family	Multi Family	Public Utility	Recrea- tion	Agricu- lture	Vacant	Total
Approved			1.0					1	2
% - Row			50					50.0	
Denied									
% - Row									
Total			1					1	2
% - Row			50.0					50.0	

EL PORTO

III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row	1 100.0							
Consent Calendar % - Row				1 100.0				
Emergency % - Row								
Public Hearing % - Row								

IV. Residential Units in Single and Multi-Family Residences

1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row	2 100.0						
Denied % - Row							

EL PORTO

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>				
	Approve	Deny	Pending	Approve Conditionally	Total
Approve	3				3
Deny					
Pending					
Approve w/ conditions					
Total	3				3

EL PORTO

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column									
Industrial % Column									
Single Family % Column									
Multi-Family % Column				2 100.0	1 100.0				
Public Utility % Column									
Recreation % Column									
Other* % Column									
Total	0	0	0	2	1	0	0	0	0

\*includes demolition and dredging projects  
M.O.= missing observation

EL SEGUNDO

I. Permit Activity

	Commer- cial	Indus- trial	Single Family	Multi- Family	Public Utility	Recrea- tion	Dred- ging	Demol- ition	Other	Total
Approved % - Row	0	3	4	5	1	0	0	0	0	13
		23.1	30.8	38.5	7.7					
Denied % - Row	0	0	0	0	0	0	0	0	0	0
Total % - Row	0	3	4	5	1	0	0	0	0	13
		23.1	30.8	38.5	7.7					

II. Present Use

	Commercial	Industrial	Single Family	Multi Family	Public Utility	Recrea- tion	Agricu- lture	Vacant	Total
Approved % - Row	0	2	3	0	0	0	0	8	13
		15.4	23.1					61.5	
Denied % - Row	0	0	0	0	0	0	0	0	0
Total % - Row	0	2	3	0	0	0	0	8	13
		15.4	23.1					61.5	



# EL SEGUNDO

## III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row	2 100.0							
Consent Calendar % - Row	4 66.7	1 16.7						1 16.7
Emergency % - Row								
Public Hearing % - Row		1 33.3						2 66.7

## IV. Residential Units in Single and Multi-Family Residences

	1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row	4 44.4	3 33.3	1 11.1		1 11.1			
Denied % - Row								

EL SEGUNDO

V. Staff Recommendation and Commission Action

Staff Recommendation

Commission Action

Approve      Deny      Pending      Approve Conditionally      Total

12			2	14
12			2	14

Approve

Deny

Pending

Approve w/  
conditions

Total

EL SEGUNDO

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column									
Industrial % Column		2 100.0							1
Single Family % Column								3 42.9	1
Multi-Family % Column								4 57.1	1
Public Utility % Column			1 100.00						1
Recreation % Column									
Other* % Column									
Total	0	2	1	0	0	0	0	7	3

\*includes demolition and dredging projects  
M.O.= missing observation

# HERMOSA BEACH

## I. Permit Activity

	Commer- cial	Indus- trial	Single Family	Multi- Family	Public Utility	Recrea- tion	Dred- ging	Demol- ition	Other Total
Approved % - Row	5 10.2	0	19 38.8	12 24.5	9 18.4	2 4.1	0	1 2.0	1 2.0
Denied % - Row	0	0	0	0	0	0	0	0	0
Total % - Row	5 10.2	0	19 38.8	12 24.5	9 18.4	2 4.1	0	1 2.0	1 2.0

## II. Present Use

	Commercial	Industrial	Single Family	Multi Family	Public Utility	Recrea- tion	Agricu- lture	Vacant	Total
Approved % - Row	5 10.0	0	10 20.0	6 12.0	6 12.0	4 8.0	0	19 38.0	50
Denied % - Row	0	0	0	0	0	0	0	0	0
Total % - Row	5 10.0	0	10 20.0	6 12.0	6 12.0	4 8.0	0	19 38.0	50

# HERMOSA BEACH

## III. Approval Procedures

Less than \$10k    \$11-26k    \$26-50k    \$51-100k    \$101-150k    \$151-200k    \$201-300k    Greater than \$301k

Administrative % - Row	12 54.5	10 45.5						
Consent Calendar % - Row	3 15.0	4 20.0	11 55.0	2 10.0				
Emergency % - Row								
Public Hearing % - Row			1 50.0	1 50.0				

## IV. Residential Units in Single and Multi-Family Residences

1    2-5    6-10    11-25    26-50    51-75    76-100    100+

Approved % - Row	16 57.1	11 39.3		1 3.6				
Denied % - Row								

HERMOSA BEACH

V. Staff Recommendation and Commission Action

Staff Recommendation

Commission Action

Commission Action	Approve	Deny	Pending	Approve Conditionally	Total
Approve	50				50
Deny					
Pending					
Approve w/ conditions					
Total	50				50

HERMOSA BEACH

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column				1 11.1	1 11.1		2 33.3		1
Industrial % Column									
Single Family % Column			1 50.0	5 55.6	3 33.3	3 42.9	1 16.7	2 100.0	4
Multi-Family % Column		1 50.0		3 33.3	1 11.1	3 42.9	2 33.3		2
Public Utility % Column		1 50.0	1 11.1		2 22.2	1 14.3	1 16.7		3
Recreation % Column					2 22.2				3
Other* % Column									2
Total	0	2	2	9	9	7	6	2	15

\*includes demolition and dredging projects  
M.O.= missing observation

LONG BEACH

I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved % - Row	16 11.9	27 20.0	15 11.1	30 22.2	20 14.8	11 8.1	0	7 5.2	9 6.7	135
Denied % - Row	0	0	0	0	0	0	0	0	0	0
Total % - Row	16 11.9	27 20.0	15 11.1	30 22.2	20 14.8	11 8.1	0	7 5.2	9 6.7	135

II. Present Use

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Agriculture	Vacant	Total
Approved % - Row	13 9.9	25 19.1	17 13.0	6 4.6	13 9.9	7 5.3	1 .8	49 37.4	131
Denied % - Row	0	0	0	0	0	0	0	0	0
Total % - Row	13 9.9	25 19.1	17 13.0	6 4.6	13 9.9	7 5.3	1 .8	49 37.4	131



LONG BEACH

III. Approval Procedures

	Less than \$10k	\$11k-26k	\$26k-50k	\$51k-100k	\$101k-150k	\$151k-200k	\$201k-300k	Greater than \$301k
Administrative % - Row	20 48.8	18 43.9	2 4.9		1 2.4			
Consent Calendar % - Row	4 8.0	7 14.0	14 28.0	15 30.0	5 10.0	2 4.0	2 4.0	1 2.0
Emergency % - Row								
Public Hearing % - Row	2 6.9	1 3.4	4 13.8	4 13.8	1 3.4	3 10.3	2 6.9	12 41.4

IV. Residential Units in Single and Multi-Family Residences

	1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row	18 38.3	16 34.0	1 6.4	3 8.5	4 2.1	1 2.1	1 2.1	3 6.4
Denied % - Row								

LONG BEACH

V. Staff Recommendation and Commission Action

Staff Recommendation

Commission Action

Staff Recommendation

Commission Action	Approve	Deny	Pending	Approve Conditionally	Total
Approve	128	2		9	139
Deny					
Pending					
Approve w/ conditions					
Total	128	2		9	139

LONG BEACH

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column	1 6.7	3 21.4	1 3.3	3 23.1			1 12.5		7
Industrial % Column	6 40.0	4 28.6	14 46.7	1 7.7					2
Single Family % Column		2 14.3	2 6.7	1 7.7	1 10.0	3 50.0	3 37.5		3
Multi-Family % Column			2 6.7	3 23.1	6 60.0	3 50.0	4 50.0	2 16.7	8
Public Utility % Column	2 13.3		5 16.7	4 30.8	1 10.0			6 50.0	2
Recreation % Column	4 26.7		1 3.3	1 7.7	1 10.0			3 25.0	1
Other* % Column	2 13.4	5 35.7	5 16.7		1 10.0			1 8.3	2
Total	14	14	30	13	10	6	8	12	25

\*includes demolition and dredging projects  
M.O.= missing observation

MALIBU

I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved % - Row	7 3.7	0	145 77.1	15 8.0	6 3.2	6 3.2	0	2 1.1	7 3.7	188
Denied % - Row	2 22.2	0	4 44.4	3 33.3	0	0	0	0	0	9
Total % - Row	9 4.6	0	149 75.6	18 9.1	6 3.1	6 3.1	0	2 1.0	7 3.6	197

II. Present Use

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Agriculture	Vacant	Total
Approved % - Row	7 3.9	0	28 15.6	6 3.3	5 2.8	4 2.2	0	129 72.1	179
Denied % - Row	1 11.1	0	1 11.1	1 11.1	0	0	0	6 66.7	9
Total % - Row	8 4.2	0	29 33.7	7 7.8	5 2.7	4 2.1	0	135 71.4	188

MALIBU

III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row	23 59.0	16 41.0						
Consent Calendar % - Row	3 2.8	7 6.6	37 34.9	46 43.4	10 9.4			3 2.8
Emergency % - Row								
Public Hearing % - Row		3 7.3	7 17.1	18 43.9	5 12.2		2 4.9	6 14.6

IV. Residential Units in Single and Multi-Family Residences

1 2-5 6-10 11-25 26-50 51-75 76-100 100+

Approved % - Row	141 89.8	10 6.4	3 1.9		1 .6	1 .6	1 .6	
Denied % - Row	2 28.6	4 57.1			1 14.3			

MALIBU

V. Staff Recommendation and Commission Action

Commission Action	<u>Staff Recommendation</u>				
	Approve	Deny	Pending	Approve Conditionally	Total
Approve	151	2		1	154
Deny	1	7			8
Pending					
Approve w/ conditions	0				
Total	152	9		1	162

MALIBU

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column		1 2.0	1 5.0	2 14.3			1 7.7		2
Industrial % Column									
Single Family % Column		39 78.0	13 65.0	8 57.1	13 76.5	13 100.0	11 84.6	14 95.0	27
Multi-Family % Column		4 8.0	1 5.0	1 7.1	2 11.8				5
Public Utility % Column		1 2.0		3 21.4			1 7.7	1 5.0	
Recreation % Column		2 4.0	4 20.0						
Other* % Column		3 6.0	1 5.0		2 11.8				2
Total	0	50	20	14	17	13	12	20	36

\*includes demolition and dredging projects  
M.O.= missing observation

MANHATTAN BEACH

I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved % - Row	5 8.8	0	30 52.6	16 28.1	4 7.0	1 1.8	0	0	1 1.8	57
Denied % - Row	0	0	0	1 100.	0	0	0	0	0	1
Total % - Row	5 8.6	0	30 51.7	17 29.3	4 6.9	1 1.7	0	0	1	58

II. Present Use

Commercial Industrial Single Family Multi Family Public Utility Recreation Agriculture Vacant Total

Approved % - Row	3 5.7	0	17 32.1	6 11.3	1 1.9	1 1.9	0	0	25 47.2	53
Denied % - Row	0	0	0	1 100.	0	0	0	0	0	1
Total % - Row	3 5.6	0	17 31.5	7 13.0	1 1.9	1 1.9	0	0	25 46.3	54



MANHATTAN BEACH

III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row	29.2 7	17 70.8						
Consent Calendar % - Row		2 9.5	8 38.1	9 42.9	1 4.8	1 4.8		
Emergency % - Row								
Public Hearing % - Row			1 11.1	3 33.3	3 33.3	1 11.1	1 11.1	

IV. Residential Units in Single and Multi-Family Residences

	1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row	28 63.6	15 34.1	1 2.3					
Denied % - Row			1 100.0					

MANHATTAN BEACH

V. Staff Recommendation and Commission Action

Commission Action	Staff Recommendation				
	Approve	Deny	Pending	Approve Conditionally	Total
Approve	56			2	58
Deny		1			1
Pending					
Approve w/ conditions					
Total	56	1		2	59

MANHATTAN BEACH

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column					3 25.0	1 8.3			1
Industrial % Column									
Single Family % Column				1 25.0	5 41.7	8 66.7	2 50.0	4 100.0	10
Multi-Family % Column		2 40.0	1 100.0	3 75.0	3 25.0	2 16.7	1 25.0		4
Public Utility % Column		3 60.0			1 8.3				
Recreation % Column							1 25.0		
Other* % Column						1 8.3			
Total	0	5	1	4	12	11	4	4	15

\*includes demolition and dredging projects  
M.O.= missing observation

MARINA DEL REY

I. Permit Activity

	Commer- cial	Indus- trial	Single Family	Multi- Family	Public Utility	Recrea- tion	Dred- ging	Demol- ition	Other	Total
Approved	17	1	0	5	3	1	0	0	4	31
% - Row	54.8	3.2		16.1	9.7	3.2			12.9	
Denied	0	0	0	2	0	0	0	0	0	2
% - Row				100	0				0	
Total	17	1	0	7	3	1	0	0	4	33
% - Row	51.5	3.0		21.2	9.1	3.0			12.1	

II. Present Use

	Commercial	Industrial	Single Family	Multi Family	Public Utility	Recrea- tion	Agricu- lture	Vacant	Total
Approved	12	0	3	2	3	1	0	8	29
% - Row	41.4		10.3	6.9	10.3	3.4		27.6	
Denied	0	0	0	0	0	0	0	2	2
% - Row								100.0	
Total	12	0	3	2	3	1	0	10	31
% - Row	38.7		9.7	6.5	9.7	3.2		32.3	

MARINA DEL REY

III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row	9 69.2	3 23.1	1 7.7					
Consent Calendar % - Row	1 20.0		1 20.0	2 40.0				1 20.0
Emergency % - Row								
Public Hearing % - Row			2 25.0			1 12.5		5 62.5

IV. Residential Units in Single and Multi-Family Residences

	1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row		2 40.0		1 20.0				2 40.0
Denied % - Row				1 50.0				1 50.0

MARINA DEL REY

V. Staff Recommendation and Commission Action

Staff Recommendation

Commission Action

Staff Recommendation

Commission Action	Approve	Deny	Pending	Approve Conditionally	Total
Approve	28	1		3	32
Deny		3			3
Pending					
Approve w/ conditions					
Total	28	4		3	35

MARINA DEL REY

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column		1 25.0	5 62.5	1 100.0	2 50.0	2 100.0	2 100.0	4	
Industrial % Column		1 25.0							
Single Family % Column									
Multi-Family % Column					2 50.0			3	
Public Utility % Column			1 12.5					2	
Recreation % Column		1 25.0							
Other* % Column		1 25.0	2 25.0						
Total	0	4	8	1	4	2	0	2	9

\*includes demolition and dredging projects  
M.O.= missing observation

# PACIFIC PALISADES

## I. Permit Activity

	Commer- cial	Indus- trial	Single Family	Multi- Family	Public Utility	Recrea- tion	Dred- ging	Demol- ition	Other	Total
Approved % - Row	0	1 7.1	11 78.6	0	0	1 7.1	0	0	1 7.1	14
Denied % - Row	0	0	0	0	0	0	0	0	0	0
Total % - Row	0	1 7.1	11 78.6	0	0	1 7.1	0	0	1 7.1	14

## II. Present Use

	Commercial	Industrial	Single Family	Multi Family	Public Utility	Recrea- tion	Agricu- lture	Vacant	Total
Approved % - Row	0	0	4 33.3	0	0	1 8.3	0	7 58.3	12
Denied % - Row	0	0	0	0	0	0	0	0	0
Total % - Row	0	0	4 33.3	0	0	1 8.3	0	7 58.3	12



# PACIFIC PALISADES

## III. Approval Procedures

Less than \$10k    \$11-26k    \$26-50k    \$51-100k    \$101-150k    \$151-200k    \$201-300k    Greater than \$301k

Administrative % - Row	1 25.0	3 75.0							
Consent Calendar % - Row		1 14.3	6 85.7						
Emergency % - Row									
Public Hearing % - Row						1 33.3		2 66.7	

## IV. Residential Units in Single and Multi-Family Residences

1    2-5    6-10    11-25    26-50    51-75    76-100    100+

Approved % - Row	10 100.0								
Denied % - Row									

PACIFIC PALISADES

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>			
	Approve	Deny	Pending	Approve Conditionally
Approve	14			14
Deny				
Pending				
Approve w/ conditions				
Total	14			14

PACIFIC PALISADES

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column									
Industrial % Column						1 50.0			
Single Family % Column				2 100.0	2 100.0	1 50.0	1 50.0	3 100.0	1
Multi-Family % Column									
Public Utility % Column		1 100.0							
Recreation % Column									
Other* % Column							1 50.0		
Total	0	1	0	2	2	2	2	3	1

\*includes demolition and dredging projects  
M.O.= missing observation

PALOS VERDES ESTATES

I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved	0	0	63	4	2	2	0	0	1	72
% - Row	0	0	87.5	5.6	2.8	2.8	0	0	1.4	
Denied	0	0	0	0	0	0	0	0	0	0
% - Row										
Total	0	0	63	4	2	2	0	0	1	72
% - Row			87.5	5.6	2.8	2.8			1.4	

II. Present Use

Commercial Industrial Single Multi Family Public Recreation Agriculture Vacant Total

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Agriculture	Vacant	Total
Approved	1	0	6	1	2	1	1	60	72
% - Row	1.4		8.3	1.4	2.8	1.4	1.4	83.3	
Denied		0	0		0	0	0	0	
% - Row									
Total	1	0	6	1	2	1	1	60	72
% - Row	1.4		8.3	1.4	2.8	1.4	1.4	83.3	

# PALOS VERDES ESTATES

## III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row	2 22.2	6 66.7	0	1 11.1				
Consent Calendar % - Row		1 2.0	7 13.7	40 78.4	2 3.9	1 2.0		
Emergency % - Row								
Public Hearing % - Row			2 50.0			1 25.0	1 25.0	

## IV. Residential Units in Single and Multi-Family Residences

	1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row	63 92.6		3 4.4	2 2.9				
Denied % - Row								

PALOS VERDES ESTATES

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>			
	Approve	Deny	Pending	Approve Conditionally
Approve	72			
Deny				
Pending				
Approve w/ conditions				
Total	72			72

PALOS VERDES ESTATES

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column									
Industrial % Column									
Single Family % Column			4 100.0	4 100.0	7 63.6	14 87.5	4 66.7	8 100.0	4
Multi-Family % Column					1 9.1	1 6.3	2 33.3		
Public Utility % Column					2 18.2				
Recreation % Column					1 9.1				1
Other* % Column						1 6.3			
Total	0	0	4	4	11	16	6	8	5

\*includes demolition and dredging projects  
M.O.= missing observation

PLAYA DEL REY

I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved % - Row	2 7.1	2 7.1	14 50.0	5 17.9	2 7.1	2 7.1	0	0	1	28
Denied % - Row	1 50.0	0	0	1 50.0	0	0	0	0	0	2
Total % - Row	3 12.5	2 8.3	14 58.3	6	2 8.3	2 8.3	0	0	1	30
									4.2	

II. Present Use

Commercial Industrial Single Family Multi Family Public Utility Recreation Agriculture Vacant Total

Approved % - Row	0	2 7.7	3 11.5	0	2 7.7	3 11.5	0	16 61.5	26
Denied % - Row	1 50.0	0	0	0	0	0	0	1 50.0	2
Total % - Row	1 3.6	2 7.1	3 10.7	0	2 7.1	3 10.7	0	17 60.7	28



PLAYA DEL REY

III. Approval Procedures

Less than \$10k    \$11-26k    \$26-50k    \$51-100k    \$101-150k    \$151-200k    \$201-300k    Greater than \$301k

Administrative % - Row	3 75.0	1 25.0							
Consent Calendar % - Row			9 42.9	6 28.6	4 19.0		1 4.8		1 4.8
Emergency % - Row									
Public Hearing % - Row		1 33.3			1 33.3				1 33.3

IV. Residential Units in Single and Multi-Family Residences

1    2-5    6-10    11-25    26-50    51-75    76-100    100+

Approved % - Row	14 73.7	5 26.3							
Denied % - Row			1 100.0						

PLAYA DEL REY

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>			
	Approve	Deny	Pending	Approve Conditionally
Approve	29			
Deny		2		
Pending				
Approve w/ conditions				
Total	29	2		31

PLAYA DEL REY

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column						1 25.0	1 14.3		
Industrial % Column	1 100.0						1 14.3		
Single Family % Column		1 33.3		3 100.0	1 100.0		3 42.9	2 100.0	4
Multi-Family % Column			1 33.3			2 50.0	2 28.6		
Public Utility % Column			1 33.3			1 25.0			
Recreation % Column		2 66.7							
Other* % Column			1 33.3						
Total	1	3	3	3	1	4	7	2	4

\*includes demolition and dredging projects  
M.O.= missing observation

RANCHO PALOS VERDES

I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved	1	0	4	0	13	0	0	1	0	19
% - Row	5.3	0	21.1	0	68.4	0	0	5.3	0	
Denied	1	0	0	0	0	0	0	0	0	1
% - Row	100	0	0	0	0	0	0	0	0	
Total	2	0	4	0	13	0	0	1	0	20
% - Row	10.0	0	20.0	0	65.0	0	0	5.0	0	

II. Present Use

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Agriculture	Vacant	Total
Approved	1	0	1	0	5	1	0	11	19
% - Row	5.3		5.3		26.3	5.3		57.9	
Denied	0	0	0	0	0	0	0	1	1
% - Row								100.0	
Total	1	0	1	0	5	1	0	12	20
% - Row	4.8		4.8		23.7	4.8		61.9	

# RANCHO PALOS VERDES

## III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row	5 83.3	1 16.7						
Consent Calendar % - Row	1 12.5	3 37.5	1 12.5	3 37.5				
Emergency % - Row								
Public Hearing % - Row				2 100.0				

## IV. Residential Units in Single and Multi-Family Residences

	1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row	4 100.0							
Denied % - Row								

RANCHO PALOS VERDES

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>			
	Approve	Deny	Pending	Approve Conditionally Total
Approve	19			19
Deny		1		1
Pending				
Approve w/ conditions				
Total	19	1		20

RANCHO PALOS VERDES

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column									1
Industrial % Column									
Single Family % Column					1 10.0			1 50.0	2
Multi-Family % Column									
Public Utility % Column			2 100.0			9 90.0	1 50.0		
Recreation % Column									
Other* % Column	1 100.0								
Total	1	0	2	0	0	10	1	1	3

\*includes demolition and dredging projects  
M.O.= missing observation

# REDONDO BEACH

## I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved	15	1	4	15	5	1	0	1	4	46
% - Row	32.6	2.2	8.7	32.6	10.9	2.2	0	2.2	8.7	
Denied	0	0	0	2	0	0	0	0	0	2
% - Row				100						
Total	15	1	4	17	5	1	0	1	4	48
% - Row	31.1	2.1	8.3	35.4	10.4	2.1		2.1	8.3	

## II. Present Use

### Commercial Industrial Single Multi Public Recreation Agriculture Vacant Total

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Agriculture	Vacant	Total
Approved	11	0	11	4	3	2	0	9	40
% - Row	27.5		27.5	10.0	7.5	5.0		22.5	
Denied	0	0	1	0	0	0	0	1	2
% - Row			50.0					50.0	
Total	11	0	12	4	3	2	0	10	42
% - Row	26.2		28.6	9.5	7.1	4.8		23.8	



# REDONDO BEACH

## III. Approval Procedures

Less than \$10k    \$11k-20k    \$26k-50k    \$51k-100k    \$101k-150k    \$151k-200k    \$201k-300k    Greater than \$301k

Administrative % - Row	13 61.9	8 38.1						
Consent Calendar % - Row	1 16.7	1 16.7	3 50.0			1 16.7		
Emergency % - Row								
Public Hearing % - Row	1 7.1		1 7.1			1 7.1	11 78.6	

## IV. Residential Units in Single and Multi-Family Residences

1    2-5    6-10    11-25    26-50    51-75    76-100    100+

Approved % - Row	5 25.0	2 10.0		3 15.0	5 25.0	4 20.0	1 5.0	
Denied % - Row				2 100.0				

REDONDO BEACH

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>				
	Approve	Deny	Pending	Approve Conditionally	Total
Approve	41	2		3	46
Deny		2			2
Pending					
Approve w/ conditions					
Total	41	4		3	48

# REDONDO BEACH

## VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column	2 66.7			1 33.3	3 37.5	3 37.5	1 50.0	1 25.0	4
Industrial % Column									1
Single Family % Column						1 12.5	1 50.0	2 50.0	
Multi-Family % Column		2 50.0	1 50.0	1 33.3	5 62.5	1 12.5		1 25.0	4
Public Utility % Column			1 50.0	1 33.3		2 25.0			1
Recreation % Column		1 25.0							
Other* % Column	1 33.3	1 25.0				1 12.5			2
Total	3	4	2	3	8	9	2	4	12

\*includes demolition and dredging projects  
M.O.= missing observation

SAN PEDRO

I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved	5	2	12	5	4	2	0	4	4	38
% - Row	13.2	5.3	31.6	13.2	10.5	5.3	0	10.5	10.5	
Denied	0	0	0	1	0	0	0	0	0	1
% - Row				100						
Total	5	2	12	6	4	2	0	4	4	39
% - Row	12.8	5.1	30.8	15.4	10.3	5.1		10.3	10.3	

II. Present Use

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Agriculture	Vacant	Total
Approved	3	2	9	1	4	2	0	15	36
% - Row	8.3	5.6	25.0	2.8	11.1	5.6		41.7	
Denied	0	0	0	0	0	0	0	1	1
% - Row								100.0	
Total	3	2	9	1	4	2	0	16	37
% - Row	8.1	5.6	24.3	2.7	10.8	5.4		43.2	

SAN PEDRO

III. Approval Procedures

Less than \$10k    \$11-26k    \$26-50k    \$51-100k    \$101-150k    \$151-200k    \$201-300k    Greater than \$301k

Administrative % - Row	10 100.0							
Consent Calendar % - Row	1 7.1	2 14.3	3 21.4	5 35.7	2 14.3			1 7.1
Emergency % - Row								
Public Hearing % - Row					2 33.3	2 33.3		2 33.3

IV. Residential Units in Single and Multi-Family Residences

1    2-5    6-10    11-25    26-50    51-75    76-100    100+

Approved % - Row	12 66.7	2 11.1		3 16.7				1 5.6
Denied % - Row		1 100.0						

SAN PEDRO

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>			
	Approve	Deny	Pending	Approve Conditionally
Approve	39			39
Deny	1			1
Pending				
Approve w/ conditions				
Total	40			40

SAN PEDRO

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column					2 40.0	1 25.0	1 20.0		
Industrial % Column									2
Single Family % Column				2 100.0	2 40.0		1 20.0	2 66.7	5
Multi-Family % Column					1 20.0	2 50.0	2 40.0		
Public Utility % Column		1 50.0				1 25.0	1 20.0		1
Recreation % Column		1 50.0							1
Other* % Column	1 100.0		1 100.0					1 33.0	5
Total	1	2	1	2	5	4	5	3	14

\*includes demolition and dredging projects  
M.O.= missing observation

SANTA MONICA

I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved % - Row	7 19.4	0 0	9 25.0	15 41.7	4 11.1	0 0	0 0	0 0	1 2.8	36
Denied % - Row	0 0	0 0	0 0	8 100.	0 0	0 0	0 0	0 0	0 0	8
Total % - Row	7 15.9	0 0	9 20.6	15 52.7	4 9.1	0 0	0 0	0 0	1 2.3	44

II. Present Use

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Agriculture	Vacant	Total
Approved % - Row	6 18.2	0 0	9 27.3	0 0	4 12.1	1 3.0	0 0	13 39.4	33
Denied % - Row	2 33.3	0 0	1 16.7	1 16.7	0 0	0 0	0 0	2 33.3	6
Total % - Row	8 20.5	0 0	10 25.6	1 2.6	4 10.7	1 2.6	0 0	15 38.5	39



SANTA MONICA

III. Approval Procedures

Less than \$10k    \$11-26k    \$26-50k    \$51-100k    \$101-150k    \$151-200k    \$201-300k    Greater than \$301k

Administrative % - Row	3 60.0	2 40.0							
Consent Calendar % - Row	2 14.3	2 14.3	3 2..4	2 14.3		4 28.6	1 7.1		
Emergency % - Row									
Public Hearing % - Row	1 4.3		2 8.7	1 4.3	4 17.4	4 17.4	11 47.8		

IV. Residential Units in Single and Multi-Family Residences

1    2-5    6-10    11-25    26-50    51-75    76-100    100+

Approved % - Row	9 37.5	2 8.3	6 25.0	6 25.0	0	1 4.2	0	0
Denied % - Row			2 25.0	3 37.5	2 25.0			1 12.5

SANTA MONICA

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>				
	Approve	Deny	Pending	Approve Conditionally	Total
Approve	36				36
Deny	2	6			8
Pending					
Approve w/ conditions					
Total	38	6			44

SANTA MONICA

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column		1 100.0	1 100.0	1 50.0		1 20.0		1 20.0	2
Industrial % Column				1 50.0	3 75.0	1 25.0	1 12.5		1
Single Family % Column									
Multi-Family % Column						1 20.0	6 75.0	4 33.3	1
Public Utility % Column							1 12.5		2
Recreation % Column									
Other* % Column									
Total	0	1	1	2	4	5	8	5	6

\*includes demolition and dredging projects  
M.O.= missing observation

TORRANCE

I. Permit Activity

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Dredging	Demolition	Other	Total
Approved % - Row	0	0	3 60	2 40	0	0	0	0	0	5
Denied % - Row	0	0	0	0	0	0	0	0	0	0
Total % - Row	0	0	3 60	2 40	0	0	0	0	0	5

II. Present Use

	Commercial	Industrial	Single Family	Multi-Family	Public Utility	Recreation	Agriculture	Vacant	Total
Approved % - Row			1 25.0	1 25.0					2
Denied % - Row									
Total % - Row			1 25.0	1 25.0					2

TORRANCE

III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row								
Consent Calendar % - Row				2 66.7			1 33.3	
Emergency % - Row								
Public Hearing % - Row								

IV. Residential Units in Single and Multi-Family Residences

	1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row	3 60.0	1 20.0						1 20.0
Denied % - Row								

TORRANCE

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>				
	Approve	Deny	Pending	Approve Conditionally	Total
Approve	5				5
Deny					
Pending					
Approve w/ conditions					
Total	5				5

TORRANCE

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column									
Industrial % Column									
Single Family % Column				1 100.0			1 100.0	1	1
Multi-Family % Column					1 100.0	1 100.0	1 100.0		
Public Utility % Column									
Recreation % Column									
Other* % Column									
Total	0	0	0	1	1	1	1	1	1

\*includes demolition and dredging projects  
M.O.= missing observation

# VENICE

## III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row	10 66.7	5 33.3						
Consent Calendar % - Row	2 11.8	1 5.9	4 23.5	7 41.2		1 5.9		2 11.8
Emergency % - Row								
Public Hearing % - Row			2 6.7	8 26.7	6 20.0	5 16.7	3 10.0	6 20.0

## IV. Residential Units in Single and Multi-Family Residences

	1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row	7 17.9	17 43.6	8 20.5	5 12.8	1 2.6			1 2.6
Denied % - Row		1 12.5	1 21.5	5 62.5			1 12.5	



VENICE

I. Permit Activity

	Commer- cial	Indus- trial	Single Family	Multi- Family	Public Utility	Recrea- tion	Dred- ging	Demol- ition	Other	Total
Approved % - Row	6 10.2	2 3.4	6 10.2	33 55.9	6 10.2	4 6.8	0 0	1 1.7	1 1.7	59
Denied % - Row	1 10.0	0 0	0 0	9 90.0	0 0	0 0	0 0	0 0	0 0	10
Total % - Row	7 10.1	2 2.9	6 8.7	42 60.9	6 8.7	4 5.8	0 0	1 1.4	1 1.4	69

II. Present Use

Commercial Industrial Single Multi Public Recrea- Agricu- Vacant Total  
Family Family Utility tion iture

	4	1	8	9	3	3	0	27	55
Approved % - Row	7.0	1.8	14.0	15.8	8.8	5.3		47.4	
Denied % - Row	1 10.0	0	1 10.0	0	0	0	0	8 80.0	10
Total % - Row	5 7.7	1 1.5	9 13.8	9 13.8	3 4.6	3 4.6	0	35 53.8	65

VENICE

V. Staff Recommendation and Commission Action

<u>Commission Action</u>	<u>Staff Recommendation</u>				
	Approve	Deny	Pending	Approve Conditionally	Total
Approve	55	4		1	60
Deny	0	10			10
Pending					
Approve w/ conditions	1				1
Total	56	14		1	71

VENICE

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column				1 11.1	2 15.4		1 33.3	1 25.0	1
Industrial % Column					1 7.7			1 25.0	
Single Family % Column				1 11.1	1 7.7	1 9.1		2 50.0	1
Multi-Family % Column	1 100.0		6 85.7	6 66.7	6 46.2	7 63.6	1 33.3		6
Public Utility % Column			1 14.3	1 11.1	1 7.7	2 18.2			1
Recreation % Column		1 50.0			1 7.7	1 9.1	1 33.3		
Other* % Column		1 50.0		1 7.7					
Total	1	2	7	10	12	11	3	4	9

\*includes demolition and dredging projects  
M.O.= missing observation

WILMINGTON

I. Permit Activity

	Commer- cial	Indus- trial	Single Family	Multi- Family	Public Utility	Recrea- tion	Dred- ging	Demol- ition	Other	Total
Approved % - Row	10 29.4	14 41.2	0 0	0 0	6 17.6	0 0	1 2.9	2 5.9	1 2.9	34
Denied % - Row	0	0	0	0	0	0	0	0	0	0
Total % - Row	10 29.4	14 41.2	0 0	0 0	6 17.6	0 0	1 2.9	2 5.9	1 2.9	34

II. Present Use

	Commercial	Industrial	Single Family	Multi Family	Public Utility	Recrea- tion	Agricu- lture	Vacant	Total
Approved % - Row	4 12.1	16 48.5	0 0	0 0	5 15.2	0 0	0 0	8 24.2	33
Denied % - Row	0	0	0	0	0	0	0	0	0
Total % - Row	4 12.0	16 48.5	0 0	0 0	5 15.2	0 0	0 0	8 24.2	33

WILMINGTON

III. Approval Procedures

	Less than \$10k	\$11-26k	\$26-50k	\$51-100k	\$101-150k	\$151-200k	\$201-300k	Greater than \$301k
Administrative % - Row	10 76.9	3 23.1						
Consent Calendar % - Row	1 7.7	7 53.8		1 7.7		1 7.7	1 71.7	2 15.4
Emergency % - Row								
Public Hearing % - Row				1 20.0				4 80.0

IV. Residential Units in Single and Multi-Family Residences

1	2-5	6-10	11-25	26-50	51-75	76-100	100+
Approved % - Row							
Denied % - Row							

WILMINGTON

V. Staff Recommendation and Commission Action

Staff Recommendation

Commission Action	Approve	Deny	Pending	Approve Conditionally	Total
Approve	34			1	35
Deny					
Pending					
Approve w/ conditions					
Total	34			1	35

WILMINGTON

VI. Proximity to Mean High Tide (MHT) Line: Approved Permits

	Seaward to MHT	Adjacent to Beach	Less than 50 Yds.	50 to 100	100 to 250	250 to 500	500 to 750	750 to 1000	M.O.
Commercial % Column				1 16.7	1 50.0	3 60.0	1 100.0		4
Industrial % Column	2 100.0	1 100.0	2 66.7	3 50.0	1 50.0	1 20.0			4
Single Family % Column									
Multi-Family % Column									
Public Utility % Column			1 33.3	1 16.7			1 100.0		2
Recreation % Column									
Other* % Column				1 16.7		1 20.0			1
Total	2	1	3	6	2	5	1	1	11

\*includes demolition and dredging projects  
M.O.= missing observation

**COASTAL ZONE  
INFORMATION CENTER**

DEC 31 1974

